

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 BROUGHAM STREET BENDIGO VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,395,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Bendigo

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 MARKS STREET BENDIGO VIC 3550	\$920,000	23-Nov-21
3 BRODIE STREET QUARRY HILL VIC 3550	\$1,425,000	27-Aug-21
34 ECHUCA STREET QUARRY HILL VIC 3550	\$830,000	10-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 April 2022


5 MARKS STREET BENDIGO VIC 3550
 4  2  2

Sold Price

\$920,000

Sold Date

23-Nov-21

Distance

0.07km

3 BRODIE STREET QUARRY HILL VIC 3550
 4  2  2

Sold Price

\$1,425,000

Sold Date

27-Aug-21

Distance

0.24km

34 ECHUCA STREET QUARRY HILL VIC 3550
 4  2  2

Sold Price

\$830,000

Sold Date

10-May-21

Distance

0.6km

29 PYKE STREET QUARRY HILL VIC 3550
 4  2  3

Sold Price

\$855,000

Sold Date

26-Jun-21

Distance

0.33km

10 COBDEN STREET BENDIGO VIC 3550
 4  2  2

Sold Price

\$800,000

Sold Date

07-Dec-21

Distance

0.29km

6 PINE STREET QUARRY HILL VIC 3550
 2  1  2

Sold Price

\$780,000

Sold Date

04-Nov-21

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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44 CARPENTER STREET QUARRY HILL VIC 3550
 5  1  1

Sold Price

\$1,395,000

Sold Date

22-Oct-21

Distance

0.64km

154 WILLIAMSON STREET BENDIGO VIC 3550
 3  1  2

Sold Price

\$775,000

Sold Date

18-Dec-21

Distance

0.23km

8 GALVIN STREET BENDIGO VIC 3550
 2  1  2

Sold Price

\$800,000

Sold Date

08-Sep-21

Distance

0.69km

67 STERNBERG STREET KENNINGTON VIC 3550
 4  2  2

Sold Price

\$935,000

Sold Date

23-May-21

Distance

0.64km

90 MUNDY STREET KENNINGTON VIC 3550
 4  2  6

Sold Price

\$1,475,000

Sold Date

03-Dec-21

Distance

0.6km

26 REGINALD STREET QUARRY HILL VIC 3550
 3  2  4

Sold Price

\$1,490,000

Sold Date

30-Apr-21

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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Gavin Butler

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**83 MUNDY STREET BENDIGO VIC
3550**

Sold Price

^{RS}**\$1,480,000**

Sold Date

18-Mar-22 3 2 2

Distance

0.68km**RS** = Recent sale**UN** = Undisclosed Sale

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