

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

26A Smith Street, Bendigo Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$429,000-\$449,000

Median sale price

Median Price \$320,000 | Unit | Suburb

Period – From May 2017 to June 2017 Source – RPdata

Comparable property sales

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
145 Barnard Street, Bendigo (1 less bath)	\$358,000	11/07/2017
1/152 Barnard Street, Bendigo (1 less bath)	\$390,000	04/07/2017
29 Harney Street, North Bendigo	\$450,000	26/06/2017