

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

72 Sparrowhawk Road, West Bendigo VIC 3550

Indicative selling price

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

Single Price \$250,000

Median sale price

Median Price \$197,500

House



Suburb
or locality

West Bendigo

Period - From Jan 2017

to

Dec 2017

Source Pricefinder

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

1	21 Lazarus St, West Bendigo 3550 VIC	\$240,000	17/09/2017
2	242 Marong Rd, Maiden Gully 3551 VIC	\$163,000	17/07/2017
3	17 Lazarus St, West Bendigo 3550 VIC	\$215,000	07/08/2017