

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 or
locality and postcode

18 Jennings Street, East Bendigo Vic 3550

Indicative selling price

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

Single price \$419,000

Median sale price

Median price \$560,000

Property Type House

Suburb East Bendigo

Period - From 01/10/2021

to 30/09/2022

Source REIV

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
1	27 Moray Cr NORTH BENDIGO 3550	\$400,000	31/05/2022
2	46 Mcivor Rd KENNINGTON 3550	\$395,000	31/05/2022
3	24 Koomba St WHITE HILLS 3550	\$390,250	02/06/2022

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:

08/11/2022 16:06



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Property Type: House
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price
\$419,000

Median House Price
Year ending September 2022: \$560,000

Comparable Properties



27 Moray Cr NORTH BENDIGO 3550 (REI/VG) **Agent Comments**

3 1 1

Price: \$400,000
Method: Private Sale
Date: 31/05/2022
Property Type: House
Land Size: 590 sqm approx



46 Mcivor Rd KENNINGTON 3550 (REI/VG) **Agent Comments**

3 1 1

Price: \$395,000
Method: Private Sale
Date: 31/05/2022
Property Type: House
Land Size: 503 sqm approx



24 Koomba St WHITE HILLS 3550 (REI/VG) **Agent Comments**

3 1 2

Price: \$390,250
Method: Private Sale
Date: 02/06/2022
Property Type: House
Land Size: 499.75 sqm approx