

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

203 King Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$685,000

Property Type

House

Suburb

Bendigo

Period - From

01/07/2021

to

30/06/2022

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 | 90 Mundy St KENNINGTON 3550 | \$1,475,000 | 22/12/2021 |
| 2 | 181 Wattle St IRONBARK 3550 | \$1,440,000 | 10/05/2021 |
| 3 | 56 Rosalind St BENDIGO 3550 | \$1,215,500 | 22/12/2021 |

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:

26/08/2022 12:30



Property Type:
Agent Comments

Indicative Selling Price

\$1,295,000

Median House Price

Year ending June 2022: \$685,000

Comparable Properties



90 Mundy St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$1,475,000
Method: Private Sale
Date: 22/12/2021
Property Type: House
Land Size: 811 sqm approx



181 Wattle St IRONBARK 3550 (REI/VG)

Agent Comments



Price: \$1,440,000
Method: Private Sale
Date: 10/05/2021
Property Type: House
Land Size: 634 sqm approx



56 Rosalind St BENDIGO 3550 (VG)

Agent Comments



Price: \$1,215,500
Method: Sale
Date: 22/12/2021
Property Type: House (Res)
Land Size: 241 sqm approx