

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

1/49 View Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$599,000

&

\$649,000

Median sale price

Median price \$542,000

Property Type House

Suburb Bendigo

Period - From 01/04/2020

to

30/06/2020

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 eighteen 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	4b Barney St NORTH BENDIGO 3550	\$655,000	26/03/2020
2	17 Bright St BENDIGO 3550	\$633,000	20/01/2020
3			

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 eighteen months.

This Statement of Information was prepared on:

24/09/2020 13:25



Property Type:
Agent Comments

Indicative Selling Price
\$599,000 - \$649,000
Median House Price
June quarter 2020: \$542,000

Comparable Properties



4b Barney St NORTH BENDIGO 3550 (REIV/G) Agent Comments

3 2 2

Price: \$655,000
Method: Private Sale
Date: 26/03/2020
Rooms: 5
Property Type: House
Land Size: 324 sqm approx



17 Bright St BENDIGO 3550 (REIV/G)

Agent Comments

3 2 2

Price: \$633,000
Method: Private Sale
Date: 20/01/2020
Rooms: 5
Property Type: House
Land Size: 158 sqm approx

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 eighteen months.