

## 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

23 Miller Street, Bendigo Vic 3550

#### Indicative selling price

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

Range between \$445,000

&

\$485,000

#### Median sale price

Median price \$587,500

House

X

Unit

Suburb or locality

Bendigo

Period - From 01/04/2018

to 30/06/2018

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	2/10 Farrington St KENNINGTON 3550	\$470,000	26/09/2017
2	3/35 Sternberg St KENNINGTON 3550	\$465,000	27/09/2017
3	16 The Terrace KENNINGTON 3550	\$460,000	03/08/2018

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.~~

23 Miller Street, Bendigo Vic 3550



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**Indicative Selling Price**

\$445,000 - \$485,000

**Median House Price**

June quarter 2018: \$587,500



3 2 2

**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties

2/10 Farrington St KENNINGTON 3550 (VG)

**Agent Comments**

3 - -

**Price:** \$470,000

**Method:** Sale

**Date:** 26/09/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



3/35 Sternberg St KENNINGTON 3550 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$465,000

**Method:** Private Sale

**Date:** 27/09/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 242 sqm approx



16 The Terrace KENNINGTON 3550 (VG)

**Agent Comments**

3 - -

**Price:** \$460,000

**Method:** Sale

**Date:** 03/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 513 sqm approx