

## 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

9 Norfolk Street, North Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$350,000 & \$370,000

### Median sale price

Median price

\$311,500

Property type

House

Suburb

North Bendigo

Period - From

31<sup>st</sup> October 2018

to

31<sup>st</sup> October 2019

Source

Realestate.com.au

### 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
31 Thunder Street, North Bendigo Vic 3550	\$390,000	08/04/2019
52 Bayne Street, North Bendigo Vic 3550	\$380,000	19/09/2019
256 Holdsworth Road, North Bendigo Vic 3550	\$350,000	25/09/2019

This Statement of Information was prepared on: 24<sup>th</sup> Jan 2020