

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	14 Valentine Street, Bendigo Vic 3550
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Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

Median sale price

Median price	\$536,500	Property Type	House	Suburb	Bendigo
Period - From	01/04/2019	to	30/06/2019	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	72 Mackenzie St BENDIGO 3550	\$1,200,000	28/07/2018
2	85 Barkly St BENDIGO 3550	\$1,100,000	20/07/2019
3	26 Reginald St QUARRY HILL 3550	\$1,100,000	30/07/2018

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 18 months.~~

This Statement of Information was prepared on: 23/09/2019 14:25



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median House Price
June quarter 2019: \$536,500

Comparable Properties



72 Mackenzie St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 28/07/2018

Rooms: 6

Property Type: House (Res)

Land Size: 1087 sqm approx



85 Barkly St BENDIGO 3550 (REI/VG)

Agent Comments

5 2 1

Price: \$1,100,000

Method: Auction Sale

Date: 20/07/2019

Rooms: 7

Property Type: House (Res)

Land Size: 1019 sqm approx



26 Reginald St QUARRY HILL 3550 (REI/VG)

Agent Comments

4 2 6

Price: \$1,100,000

Method: Private Sale

Date: 30/07/2018

Rooms: 6

Property Type: House

Land Size: 1460 sqm approx