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

20 Koomba Street, White Hills Vic 3550

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price	Property Type	Suburb
$315,000	House	White Hills

Period - From	to	Source
01/07/2018	30/06/2019	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	11 Dooley St NORTH BENDIGO 3550	$340,000	10/11/2018
2	68 Smith St NORTH BENDIGO 3550	$330,000	14/01/2019
3	4 Koomba St WHITE HILLS 3550	$320,000	20/08/2018

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 18 months.~~

This Statement of Information was prepared on: 16/09/2019

consumer.vic.gov.au/

CONSUMER AFFAIRS VICTORIA

20 Koomba Street, White Hills Vic 3550

🛏 3   🛁 2   🚗 1

Property Type: House (Res)
Land Size: 527 sqm approx

Agent Comments

Indicative Selling Price
$330,000 - $360,000
Median House Price
Year ending June 2019: $315,000

Comparable Properties

11 Dooley St NORTH BENDIGO 3550 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $340,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 4
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments

68 Smith St NORTH BENDIGO 3550 (REI/VG)

🛏 2   🛁 1   🚗 2

Price: $330,000
Method: Private Sale
Date: 14/01/2019
Property Type: House
Land Size: 579 sqm approx

Agent Comments

4 Koomba St WHITE HILLS 3550 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $320,000
Method: Private Sale
Date: 20/08/2018
Rooms: 4
Property Type: House
Land Size: 510 sqm approx

Agent Comments

Account - Janelle Stevens Property