

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

72 Lloyd Street, East Bendigo Vic 3550

Indicative selling price

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

Single price

\$669,000

Median sale price

Median price

\$382,250

Property Type

House

Suburb

East Bendigo

Period - From

17/07/2019

to

16/07/2020

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 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	32 Mayfield Pde STRATHDALE 3550	\$680,000	02/07/2019
2	5 Figtree La STRATHDALE 3550	\$677,500	22/11/2019
3	3 Gleeson St BENDIGO 3550	\$655,000	22/07/2019

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:

17/07/2020 11:21



4 2 5

Property Type: Land
Land Size: 1146 sqm approx
Agent Comments

Indicative Selling Price

\$669,000

Median House Price

17/07/2019 - 16/07/2020: \$382,250

Comparable Properties



32 Mayfield Pde STRATHDALE 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$680,000
Method: Private Sale
Date: 02/07/2019
Rooms: 6
Property Type: House
Land Size: 1227 sqm approx



5 Figtree La STRATHDALE 3550 (REI/VG)

Agent Comments

4 3 2

Price: \$677,500
Method: Private Sale
Date: 22/11/2019
Rooms: 7
Property Type: House
Land Size: 804 sqm approx



3 Gleeson St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$655,000
Method: Private Sale
Date: 22/07/2019
Rooms: 5
Property Type: House
Land Size: 918 sqm approx