

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

68 Smith Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$330,000 & \$345,000

Median sale price

Median price \$315,000 House ☒ Unit ☐ Suburb or locality North Bendigo

Period - From 01/10/2017 to 30/09/2018 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	51 Maple St GOLDEN SQUARE 3555	\$340,000	12/11/2018
2	20 Stewart St NORTH BENDIGO 3550	\$325,000	09/08/2018
3	23 Edwin St NORTH BENDIGO 3550	\$310,000	13/09/2018

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.



Rooms:
Property Type: House
Land Size: 582 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$345,000
Median House Price
Year ending September 2018: \$315,000

Comparable Properties



51 Maple St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 12/11/2018
Rooms: 4
Property Type: House
Land Size: 450 sqm approx

20 Stewart St NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$325,000
Method: Sale
Date: 09/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 517 sqm approx



23 Edwin St NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 13/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 547 sqm approx