

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

109 Bridge Street, Bendigo Vic 3550

Indicative selling price

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

Price \$380,000

Median sale price

Median Price \$400,000 | House | Bendigo

Period – From 8th January 2017 to 8th January 2018 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
9 Harney Street, Bendigo Vic 3550	\$377,000	09/07/2017
102 Baxter Street, Bendigo Vic 3550	\$375,000	01/12/2017
64 Bayne Street, Bendigo Vic 3550	\$335,000	02/06/2017