

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

9/6 Fox Street, East Bendigo Vic 3550

Indicative selling price

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

Range between \$475,000 & \$500,000

Median sale price

Median price

\$N/A

Property type

Unit

Suburb

East Bendigo

Period - From

to

Source

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

Comparable property sales

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 13 Lloyd Street, East Bendigo Vic 3550	\$490,000	08.11.2022
2 2/225 East Lloyd Street, East Bendigo Vic 3550	\$485,000	08.11.2022
3 25 Hyde Street, East Bendigo Vic 3550	\$437,500	31.07.2022

This Statement of Information was prepared on: 19.01.2023