

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

14 Swan Street, North Bendigo Vic 3550

Indicative selling price

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

Single price

\$239,900

Median sale price

Median price

\$311,500

Property Type

House

Suburb

North Bendigo

Period - From

01/07/2018

to

30/06/2019

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	19 Hoy St NORTH BENDIGO 3550	\$242,500	10/05/2019
2	12 Redan St BENDIGO 3550	\$238,500	17/06/2019
3	16 Koomba St WHITE HILLS 3550	\$220,000	04/07/2019

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:

20/09/2019 10:24



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Property Type: House
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price
\$239,900

Median House Price
Year ending June 2019: \$311,500

Comparable Properties



19 Hoy St NORTH BENDIGO 3550 (REI)

Agent Comments

3 1 -

Price: \$242,500
Method: Private Sale
Date: 10/05/2019
Rooms: 4
Property Type: House



12 Redan St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 3

Price: \$238,500
Method: Private Sale
Date: 17/06/2019
Rooms: 4
Property Type: House
Land Size: 601 sqm approx



16 Koomba St WHITE HILLS 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$220,000
Method: Private Sale
Date: 04/07/2019
Rooms: 4
Property Type: House
Land Size: 520 sqm approx