Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
3 STRICKLAND ROAD EAST BENDIGO VIC 3550						
ce see consumer.vi	c.gov.a	u/underquoting	(*D	elete single price	e or range	as applicable)
		or range between		\$590,000	&	\$610,000
Median sale price (*Delete house or unit as applicable)						
\$580,000	Property type		House	Suburb	East Bendigo	
01 Apr 2022	to	to 31 Mar 2023 S		Source	Corelogic	
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						
	3 STRICKLAN pplicable) \$580,000 01 Apr 2022 sales (*Delete Arproperties sold with ont's representative	3 STRICKLAND ROAD Deplicable) \$580,000 Proposition of the properties sold within five ont's representative consideration.	3 STRICKLAND ROAD EAST BEN ce see consumer.vic.gov.au/underquoting	3 STRICKLAND ROAD EAST BENDING ce see consumer.vic.gov.au/underquoting (*D or range between pplicable) \$580,000 Property type 01 Apr 2022 to 31 Mar 2023 sales (*Delete A or B below as application properties sold within five kilometres of the properties sold within five kilometres to be most comparing the properties sold within five kilometres to be most comparing the properties with the properties of the properties with the properties of the properties with	as STRICKLAND ROAD EAST BENDIGO VIC 3550 The see consumer.vic.gov.au/underquoting (*Delete single price or range between \$590,000 The policiable of the property type and the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property sold within s	3 STRICKLAND ROAD EAST BENDIGO VIC 3550 The see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$590,000 & The sequence of the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's representative considers to be most comparable to the property for sale in the last 1 ont's

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: 03 April 2023



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