

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 and
postcode

20A CASEY STREET EAST BENDIGO VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$465,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,750

Property type

Unit

Suburb

East Bendigo

Period-from

01 Aug 2023

to

31 Jul 2024

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

3/41 STRICKLAND ROAD EAST BENDIGO VIC 3550	\$460,000	13-Aug-24
2/29 DERBY GROVE FLORA HILL VIC 3550	\$445,000	08-Jul-24
18B LOBB STREET NORTH BENDIGO VIC 3550	\$445,000	24-Apr-24

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: 19 August 2024



**3/41 STRICKLAND ROAD EAST
BENDIGO VIC 3550**

 3  2  2

Sold Price

^{RS} **\$460,000** Sold Date **13-Aug-24**

Distance **8.57km**



**2/29 DERBY GROVE FLORA HILL
VIC 3550**

 2  1  1

Sold Price

^{RS} **\$445,000** Sold Date **08-Jul-24**

Distance **6.21km**



**18B LOBB STREET NORTH
BENDIGO VIC 3550**

 3  1  1

Sold Price

\$445,000 Sold Date **24-Apr-24**

Distance **10.22km**

RS = Recent sale

UN = Undisclosed Sale

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