

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)

231 McCrae Street, Bendigo VIC 3550

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$630,000 & \$650,000

Median sale price

Property Type: House

Suburb: Bendigo

Period – From: August 2019

to: July 2020

Median Price: \$426,000

Source: Corelogic

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
133 Bridge St, Bendigo VIC 3550	\$595,000	12/08/2020
48 Lucan St, Bendigo VIC 3550	\$660,000	25/05/2020
133 Mitchell St, Bendigo VIC 3550	\$600,000	01/06/2020

This statement of Information was prepared on: 21/10/2020