

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

88 NOLAN STREET NORTH 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

North Bendigo

Period-from

01 Oct 2021

to

30 Sep 2022

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

23 MORAY CRESCENT NORTH BENDIGO VIC 3550	\$480,000	29-Aug-22
48 MORAN STREET LONG GULLY VIC 3550	\$470,000	05-Aug-22
176 ARNOLD STREET NORTH BENDIGO VIC 3550	\$498,000	18-Jul-22

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: 24 October 2022



**23 MORAY CRESCENT NORTH
BENDIGO VIC 3550**

3 1 4

Sold Price **\$480,000** Sold Date **29-Aug-22**

Distance **0.56km**



**48 MORAN STREET LONG GULLY
VIC 3550**

3 1 1

Sold Price **\$470,000** Sold Date **05-Aug-22**

Distance **1.29km**



**176 ARNOLD STREET NORTH
BENDIGO VIC 3550**

3 1 1

Sold Price **\$498,000** Sold Date **18-Jul-22**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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