

Statement of Information
**Single residential property located outside the
 Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
 The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.
 The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
 The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
 This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
 It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb or locality and postcode

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 \$* &

Median sale price

Median price \$ Property type Suburb
 Period - From to Source

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 5 Tomlins st Bendigo	\$ 500 K	30/6/24
2 45 Wiley st Bendigo	\$ 470 K	25/11/24
3 61 Bridge st Bendigo	\$ 570 K	30/5/24

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:



William H Whitting
239 Napier St
BENDIGO VIC 3550

Service Address: 239 Napier Street Bendigo VIC 3550
Classification: Household

Opening Balance	\$238.72
Total Payment Received up to 23 November 2024	CR \$238.73
Balance	CR \$0.01
Current Charges	
Water Service Fee	\$67.68
Water Consumption	\$31.46
Sewerage Service Fee	\$203.41
Concession Entitlement	CR \$92.47
Total (Excl GST)	\$210.08
GST	\$0.00
Total (Incl GST)	\$210.08
Total Amount Due	\$210.07

Customer Number
C-00055934

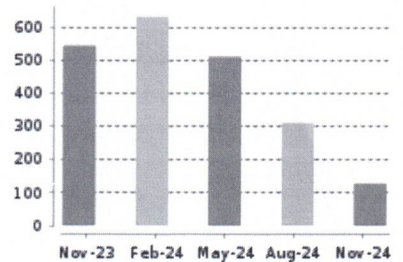
Invoice Number
INV-0002578838

Amount Due
\$210.07

Pay By
15 December 2024

See over the page for payment options
Concession has been applied.

Average daily usage in litres



Av. Daily Use: 129 L/day
Av. Daily Cost: \$2.26

For information on the Victorian Government's *Target Your Water Use* program visit
www.targetyourwateruse.vic.gov.au

Please contact us on 1300 363 200 if you have a concern about your sewer or water service. If we are unable to resolve your concern you can contact the Energy and Water Ombudsman (Victoria) on freecall 1800 500 509. Please refer to www.ewov.com.au for more information.

Find out how our payment terms are changing

And ways we can help you save water, time and money.

Visit coliban.com.au/manage-your-account to find out more.

Rate instalment notice



033 15286

Internal use only



W H Whitting
 239 Napier St
 BENDIGO VIC 3550

Tax invoice

Assessment no. 3215 1

Notice date 1 November 2024

Rate enquiries

8.30am to 5pm, Monday to Friday

Website www.bendigo.vic.gov.au/rates

Email ratesenquiries@bendigo.vic.gov.au

Phone 1300 002 642

For emailed notices
 go to erates@bendigo.vic.gov.au

Property	239 Napier Street, BENDIGO 3550
Legal description	Part CA 7 Sec 56C
Capital Improved Value	\$510,000
Site value	\$350,000
Net Annual Value	\$25,500
Valued as at	1 January 2024

DUE DATE

02/12/2024

AMOUNT DUE

\$424.00

Information

Second instalment

\$424.00

Please see the back of the notice for
 2024/25 instalment dates

Includes payments processed to 25/10/2024.

BPAY
 Biller code: 1933
 Ref. no: 32151

BPOINT
 Biller code: 1933
 Ref. no: 32151

POST billpay
 Total Rate *360 000032151

Biller code: 0360 Ref. no: 32151
 Pay in store at Australia Post, phone
 13 18 16 or go to www.postbillpay.com.au

Regular fortnightly or monthly
 payments can make it easier to
 manage your rates.

See payment methods over page.

Bendigo Bank

Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC

Ratepayers name: W H Whitting
 Property: 239 Napier Street, BENDIGO 3550
 Assessment no: 3215 1

Do not pin or staple cheques to deposit slip

CREDIT

Teller's stamp and initials

Name

Paid in by (signature)

No. of cheques

Drawer

Bank

Branch

Internal use only



TELLER USE	
\$100	<input type="text"/>
\$50	<input type="text"/>
\$20	<input type="text"/>
\$10	<input type="text"/>
\$5	<input type="text"/>

Date

Notes

Coins

Cheques

TOTAL \$