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Statement of Information

17 LAZARUS STREET, WEST BENDIGO, VIC 3550

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 LAZARUS STREET, WEST BENDIGO,

- - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$230,000

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



WEST BENDIGO, VIC, 3550

Suburb Median Sale Price (Vacant Land)

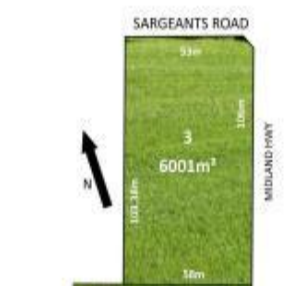
\$327,500

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



89 SARGEANTS RD, EPSOM, VIC 3551

- - -

Sale Price

\$237,500

Sale Date: 29/03/2017

Distance from Property: 10km



40 HODGSON ST, EAGLEHAWK, VIC 3556

3 1 2

Sale Price

\$270,000

Sale Date: 02/05/2016

Distance from Property: 5.6km



8 DICK ST, NORTH BENDIGO, VIC 3550

- - -

Sale Price

\$250,000

Sale Date: 30/05/2016

Distance from Property: 4.2km



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84 ROWENA ST, EAST BENDIGO, VIC 3550



Sale Price

\$245,000

Sale Date: 07/07/2016

Distance from Property: 5.3km



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 LAZARUS STREET, WEST BENDIGO, VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$230,000

Median sale price

Median price

\$327,500

House

X

Unit


Suburb

WEST BENDIGO

Period

01 April 2016 to 31 March 2017

Source



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
89 SARGEANTS RD, EPSOM, VIC 3551	\$237,500	29/03/2017
40 HODGSON ST, EAGLEHAWK, VIC 3556	\$270,000	02/05/2016
8 DICK ST, NORTH BENDIGO, VIC 3550	\$250,000	30/05/2016
84 ROWENA ST, EAST BENDIGO, VIC 3550	\$245,000	07/07/2016