

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/19 Holmes Road, North Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$332,000

### Median sale price

Median price

\$275,000

Property Type

Unit

Suburb

North Bendigo

Period - From

31/08/2019

to

30/08/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	3/27 Weeroona Av NORTH BENDIGO 3550	\$339,000	03/07/2020
2	7/69 Thunder St NORTH BENDIGO 3550	\$300,000	15/03/2020
3	5/209-211 Mccrae St BENDIGO 3550	\$270,000	06/03/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

31/08/2020 17:26



2 2 1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$332,000

**Median Unit Price**

31/08/2019 - 30/08/2020: \$275,000

## Comparable Properties



**3/27 Weeroona Av NORTH BENDIGO 3550 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$339,000

**Method:** Private Sale

**Date:** 03/07/2020

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 300 sqm approx



**7/69 Thunder St NORTH BENDIGO 3550 (VG)**

**Agent Comments**

3 - -

**Price:** \$300,000

**Method:** Sale

**Date:** 15/03/2020

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**5/209-211 McCrae St BENDIGO 3550 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$270,000

**Method:** Private Sale

**Date:** 06/03/2020

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 190 sqm approx