

## 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	32 Chapel Street, Bendigo VIC 3550
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### Indicative selling price

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

\$399,000 - \$435,000

### Median sale price

Median price	\$400,000	House	<input checked="" type="checkbox"/>	Suburb or locality	Bendigo
Period - From	Feb 1 <sup>st</sup> 2019	to	Mar 5 <sup>th</sup> 2019	Source	<a href="http://www.realestate.com.au">www.realestate.com.au</a>

### 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
1. 20 Hopetoun Street, Bendigo VIC 3550	\$412,000	Oct 20 <sup>th</sup> 2018
2. 11 Marks Street, Bendigo VIC 3550	\$375,000	Oct 25 <sup>th</sup> 2018
3. 11 Larritt Street, Bendigo VIC 3550	\$397,000	Sep 5 <sup>th</sup> 2018

Property data source: [www.rpdata.com](http://www.rpdata.com) .

Generated on Mar 5<sup>th</sup> 2019.

## Additional information about comparable sales.



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**Bendigo** 20 Hopetoun Street

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**3 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 506m2



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**Bendigo** 11 Marks Street

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**3 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 462m2



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**Bendigo** 11 Larritt Street

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**3 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 657m2

Property data source: [www.rpdata.com](http://www.rpdata.com) .  
Generated on Mar 5<sup>th</sup> 2019.