

STATEMENT OF INFORMATION

2/4 TROTTER LANE, IRONBARK, VIC 3550

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/4 TROTTER LANE, IRONBARK, VIC 3550



Indicative Selling Price

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

Price Range: \$205,000 to \$226,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



IRONBARK, VIC, 3550

Suburb Median Sale Price (Unit)

\$328,400

01 July 2016 to 30 June 2017

Provided by: 

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.



1/42 BROUGHAM ST, BENDIGO, VIC 3550



Sale Price

\$240,000

Sale Date: 28/02/2013

Distance from Property: 2.4km



2/420 HIGH ST, GOLDEN SQUARE, VIC 3555



Sale Price

\$199,000

Sale Date: 05/03/2013

Distance from Property: 2.8km



1/97 LILY ST, BENDIGO, VIC 3550



Sale Price

\$203,000

Sale Date: 20/03/2013

Distance from Property: 1.1km



This report has been compiled on 09/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



2/97 LILY ST, BENDIGO, VIC 3550

 2  1  1

Sale Price

\$203,000

Sale Date: 20/03/2013

Distance from Property: 1.1km



3/97 LILY ST, BENDIGO, VIC 3550

 2  1  1

Sale Price

\$204,000

Sale Date: 20/03/2013

Distance from Property: 1.1km



3/16 WADE ST, GOLDEN SQUARE, VIC 3555

 2  1  1

Sale Price

\$230,000

Sale Date: 26/03/2013

Distance from Property: 1.6km



1/127 MACKENZIE ST, GOLDEN SQUARE, VIC

 2  1  1

Sale Price

\$210,000

Sale Date: 08/04/2013

Distance from Property: 3.1km



1/38 BLACK ST, LONG GULLY, VIC 3550

 2  1  1

Sale Price

\$227,500

Sale Date: 19/04/2013

Distance from Property: 1.3km





2/116 HOLDSWORTH RD, NORTH BENDIGO,

 2  1  1

Sale Price

\$217,500

Sale Date: 23/05/2013

Distance from Property: 2.4km



8/20 ONEILL ST, NORTH BENDIGO, VIC 3550

 2  1  1

Sale Price

\$220,000

Sale Date: 18/06/2013

Distance from Property: 1.9km



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

2/4 TROTTER LANE, IRONBARK, VIC 3550

Indicative selling price

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

Price Range:

\$205,000 to \$226,000

Median sale price

Median price

\$328,400

House

Unit

X


Suburb

IRONBARK

Period

01 July 2016 to 30 June 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
1/42 BROUGHAM ST, BENDIGO, VIC 3550	\$240,000	28/02/2013
2/420 HIGH ST, GOLDEN SQUARE, VIC 3555	\$199,000	05/03/2013
1/97 LILY ST, BENDIGO, VIC 3550	\$203,000	20/03/2013
2/97 LILY ST, BENDIGO, VIC 3550	\$203,000	20/03/2013

3/97 LILY ST, BENDIGO, VIC 3550	\$204,000	20/03/2013
3/16 WADE ST, GOLDEN SQUARE, VIC 3555	\$230,000	26/03/2013
1/127 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$210,000	08/04/2013
1/38 BLACK ST, LONG GULLY, VIC 3550	\$227,500	19/04/2013
2/116 HOLDSWORTH RD, NORTH BENDIGO, VIC 3550	\$217,500	23/05/2013
8/20 ONEILL ST, NORTH BENDIGO, VIC 3550	\$220,000	18/06/2013