

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 236 View Street, Bendigo Vic 3550
Including suburb or locality and postcode

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$595,000 Property Type House Suburb Bendigo

Period - From 01/01/2023 to 31/12/2023 Source REIV

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	103 Wills St BENDIGO 3550	\$875,000	18/03/2023
2	51 Myers St BENDIGO 3550	\$855,000	28/07/2022
3	199 Queen St BENDIGO 3550	\$825,000	08/08/2022

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: 25/01/2024 10:20



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Property Type: House
Land Size: 535 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000
Median House Price
 Year ending December 2023: \$595,000

Comparable Properties



103 Wills St BENDIGO 3550 (REI)

Agent Comments

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Price: \$875,000
Method: Private Sale
Date: 18/03/2023
Property Type: House
Land Size: 676 sqm approx



51 Myers St BENDIGO 3550 (REI)

Agent Comments

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Price: \$855,000
Method: Private Sale
Date: 28/07/2022
Property Type: House
Land Size: 726 sqm approx



199 Queen St BENDIGO 3550 (REI/VG)

Agent Comments

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Price: \$825,000
Method: Private Sale
Date: 08/08/2022
Property Type: House
Land Size: 528 sqm approx

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