

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
Including suburb or locality and postcode

34 Hopetoun St, Bendigo VIC 3550

Indicative selling price

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

Single Price	\$1,275,000	\$1,350,000
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Median sale price

Median price	\$540,000	Property type	House	Suburb	Bendigo
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Period - From	May 2023	to	April 2024	Source	Realestate.com.au
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Comparable property sales

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: 16TH October 2024