

## 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

45 ABBOTT STREET, 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:

\$350,000

### Median sale price

Median price

\$400,000

House

X

Unit

Suburb

BENDIGO

Period

01 January 2017 to 31 December  
2017

Source

 pricfinder

### 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
63 NETTLE ST, IRONBARK, VIC 3550	*\$310,000	19/09/2017
1 TOMLINS ST, BENDIGO, VIC 3550	\$310,000	18/08/2017
60 ABBOTT ST, BENDIGO, VIC 3550	\$310,000	05/07/2017