

## 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 Cresthaven Place East Bendigo VIC 3550

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&amp;

\$395,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

\*House

X

\*Unit

Suburb

East Bendigo

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

## 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 Teal Court Strathdale VIC 3550

\$385,500

08-Aug-18

2 Burrell Street Flora Hill VIC 3550

\$379,000

24-Jan-18

99 Murphy Street East Bendigo VIC 3550

\$365,000

18-Feb-19

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.~~

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**1 Teal Court Strathdale VIC 3550**

Sold Price

**\$385,500**

Sold Date

**08-Aug-18**

 3

 2

 2

Distance

**2.06km**



**2 Burrell Street Flora Hill VIC 3550**

Sold Price

**\$379,000**

Sold Date

**24-Jan-18**

 3

 2

 2

Distance

**2.6km**



**99 Murphy Street East Bendigo VIC 3550**

Sold Price

**\$365,000**

Sold Date

**18-Feb-19**

 3

 2

 2

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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