

# 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

116 Casey Street, East Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$298,500 & \$328,000

### Median sale price

Median price \$349,000

Property Type House

Suburb East Bendigo

Period - From 01/07/2019

to 30/06/2020

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.

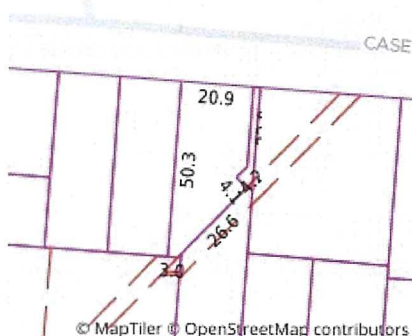
	Address of comparable property	Price	Date of sale
1	40 Casey St EAST BENDIGO 3550	\$335,000	29/11/2019
2	11 Steane St KENNINGTON 3550	\$308,000	21/10/2019
3	9 Casey St EAST BENDIGO 3550	\$305,000	30/07/2020

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:

03/08/2020 15:27



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$298,500 - \$328,000  
**Median House Price**  
Year ending June 2020: \$349,000

## Comparable Properties



**40 Casey St EAST BENDIGO 3550 (REI/VG)**

**Agent Comments**

4 1 1

**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 29/11/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 706 sqm approx

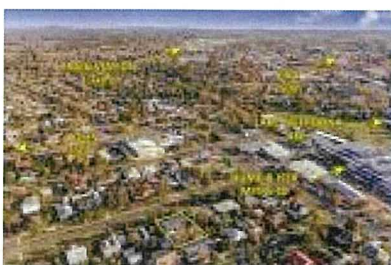


**11 Steane St KENNINGTON 3550 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$308,000  
**Method:** Private Sale  
**Date:** 21/10/2019  
**Property Type:** House  
**Land Size:** 390 sqm approx



**9 Casey St EAST BENDIGO 3550 (REI)**

**Agent Comments**

3 1 1

**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 30/07/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 506 sqm approx