

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 and
postcode

123D Mclvor Road 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$321,450

Property type

Land

Suburb

East Bendigo

Period-from

01 Sep 2020

to

31 Aug 2021

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

117 Lansell Terrace East Bendigo VIC 3550	\$365,000	27-Jun-20
32 Doak Street East Bendigo VIC 3550	\$440,000	26-Apr-20
51 Casey Street East Bendigo VIC 3550	\$549,000	09-Sep-21

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: 13 September 2021



**117 Lansell Terrace East Bendigo
VIC 3550**

- - -

Sold Price

\$365,000

Sold Date

27-Jun-20

Distance

0.29km



**32 Doak Street East Bendigo VIC
3550**

- - -

Sold Price

\$440,000

Sold Date

26-Apr-20

Distance

0.32km



**51 Casey Street East Bendigo VIC
3550**

- - -

Sold Price

^{RS} **\$549,000** ^{UN}

Sold Date

09-Sep-21

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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