

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

599 Hargreaves Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$949,500

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Bendigo

Period - From

31/03/2020

to

30/03/2021

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	274 Queen St BENDIGO 3550	\$885,000	20/10/2020
2	119 Queen St BENDIGO 3550	\$925,000	31/08/2020
3	29 Myrtle St BENDIGO 3550	\$940,000	29/07/2020

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:

31/03/2021 12:26



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Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price

\$949,500

Median House Price

31/03/2020 - 30/03/2021: \$505,000

Comparable Properties



274 Queen St BENDIGO 3550 (REI/VG)

Agent Comments

3 2 4

Price: \$885,000
Method: Private Sale
Date: 20/10/2020
Property Type: House
Land Size: 746 sqm approx



119 Queen St BENDIGO 3550 (REI/VG)

Agent Comments

4 - -

Price: \$925,000
Method: Private Sale
Date: 31/08/2020
Property Type: Land (Commercial)
Land Size: 890 sqm approx



29 Myrtle St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 1

Price: \$940,000
Method: Private Sale
Date: 29/07/2020
Rooms: 6
Property Type: House
Land Size: 685 sqm approx