

# 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

48 Bramble 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

\$980,000

### Median sale price

Median price

\$656,500

Property Type

House

Suburb

Bendigo

Period - From

01/07/2022

to

30/06/2023

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	160 Mackenzie St BENDIGO 3550	\$950,000	20/05/2022
2	123 Don St BENDIGO 3550	\$950,000	31/05/2022
3	5 Rowan St BENDIGO 3550	\$925,000	20/07/2023

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:

05/09/2023 09:44



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 304 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000

**Median House Price**  
Year ending June 2023: \$656,500

## Comparable Properties



**160 Mackenzie St BENDIGO 3550 (VG)**

**Agent Comments**



**Price:** \$950,000  
**Method:** Sale  
**Date:** 20/05/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1027 sqm approx



**123 Don St BENDIGO 3550 (REI/VG)**

**Agent Comments**



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 31/05/2022  
**Property Type:** House  
**Land Size:** 1215 sqm approx



**5 Rowan St BENDIGO 3550 (REI)**

**Agent Comments**



**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 20/07/2023  
**Property Type:** House  
**Land Size:** 202 sqm approx