

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1 Button 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 \$395,000

### Median sale price

Median price \$242,500

Property Type Vacant land

Suburb Bendigo

Period - From 01/02/2021

to 31/01/2022

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 Edwards Rd KENNINGTON 3550      | \$385,000 | 12/08/2021   |
| 2 35 Cousins St STRATHDALE 3550   | \$380,000 | 02/11/2021   |
| 3 3/18A Elwood Dr STRATHDALE 3550 | \$380,000 | 11/10/2021   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/02/2022 11:13



**Property Type:** Building Allotment  
**Land Size:** 530 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$395,000

**Median Land**

01/02/2021 - 31/01/2022: \$242,000

## Comparable Properties

### Edwards Rd KENNINGTON 3550 (VG)

**Agent Comments**



**Price:** \$385,000  
**Method:** Sale  
**Date:** 12/08/2021  
**Property Type:** Land  
**Land Size:** 618 sqm approx

### 35 Cousins St STRATHDALE 3550 (VG)

**Agent Comments**



**Price:** \$380,000  
**Method:** Sale  
**Date:** 02/11/2021  
**Property Type:** Land  
**Land Size:** 564 sqm approx

### 3/18A Elwood Dr STRATHDALE 3550 (REI/VG)

**Agent Comments**



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 11/10/2021  
**Property Type:** Land  
**Land Size:** 519 sqm approx

