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REAL ESTATE

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Statement of Information

6 NIEMANN STREET, NORTH BENDIGO, VIC 3550

Prepared by Matt Pinniger, Office Phone: 03 5440 9500



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| Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 NIEMANN STREET, NORTH BENDIGO,

3 1 2

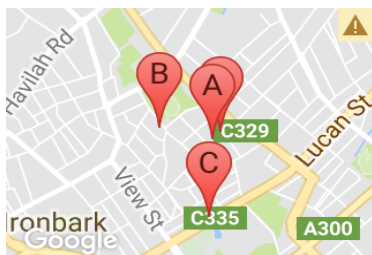
Indicative Selling Price

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

Price Range: \$680,000 to \$720,000

Provided by: Matt Pinniger, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



NORTH BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$279,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



12 NIEMANN ST, NORTH BENDIGO, VIC 3550

3 2 1

Sale Price

***\$615,000**

Sale Date: 31/05/2017

Distance from Property: 78m



43 ANDERSON ST, BENDIGO, VIC 3550

3 2 2

Sale Price

\$608,000

Sale Date: 07/02/2017

Distance from Property: 405m



146 BARNARD ST, BENDIGO, VIC 3550

3 1 2

Sale Price

\$610,000

Sale Date: 23/09/2016

Distance from Property: 628m



This report has been compiled on 25/08/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 NIEMANN STREET, NORTH BENDIGO, VIC 3550

Indicative selling price

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

Price Range:

\$680,000 to \$720,000

Median sale price

Median price

\$279,000

House

X

Unit

Suburb

NORTH BENDIGO

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

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
12 NIEMANN ST, NORTH BENDIGO, VIC 3550	*\$615,000	31/05/2017
43 ANDERSON ST, BENDIGO, VIC 3550	\$608,000	07/02/2017
146 BARNARD ST, BENDIGO, VIC 3550	\$610,000	23/09/2016