

## 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

2/86 Marong Road, Bendigo Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$379,000 & \$399,000

#### Median sale price

Median price \$587,500 House ☒ Unit ☐ Suburb or locality Bendigo

Period - From 01/04/2018 to 30/06/2018 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 eighteen 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	31a Pallett St GOLDEN SQUARE 3555	\$450,000	22/12/2017
2	1/35 Pallett St GOLDEN SQUARE 3555	\$404,000	09/05/2017
3	1/3 Shamrock St GOLDEN SQUARE 3555	\$395,000	29/06/2018

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 eighteen months.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$379,000 - \$399,000  
**Median House Price**  
June quarter 2018: \$587,500

## Comparable Properties



**31a Pallett St GOLDEN SQUARE 3555 (REI/VG)** Agent Comments

4 2 2

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 22/12/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 370 sqm approx



**1/35 Pallett St GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$404,000  
**Method:** Private Sale  
**Date:** 09/05/2017  
**Rooms:** 5  
**Property Type:** House



**1/3 Shamrock St GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 29/06/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 300 sqm approx