

# 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

31 Smith Street, North 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 \$530,000

&

\$560,000

### Median sale price

Median price \$515,000

Property Type House

Suburb North Bendigo

Period - From 01/07/2021

to

30/06/2022

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	5 Valli PI EAST BENDIGO 3550	\$560,000	30/05/2022
2	2 Poulston St LONG GULLY 3550	\$560,000	24/02/2022
3	24 Black St LONG GULLY 3550	\$531,000	12/04/2022

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:

24/07/2022 11:50



4 2 2

**Property Type:** House  
**Land Size:** 988 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$560,000  
**Median House Price**  
Year ending June 2022: \$515,000

## Comparable Properties



**5 Valli PI EAST BENDIGO 3550 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 30/05/2022  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx



**2 Poulston St LONG GULLY 3550 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 24/02/2022  
**Property Type:** House  
**Land Size:** 650 sqm approx



**24 Black St LONG GULLY 3550 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$531,000  
**Method:** Private Sale  
**Date:** 12/04/2022  
**Property Type:** House  
**Land Size:** 1010 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000