

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

117 Creek Street South, Bendigo Vic 3550

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### Indicative selling price

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

Range \$370,000-\$395,000

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### Median sale price

Median Price \$373,635 | House | Bendigo

Period – From May 2016 to May 2017 Source – RPdata

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### 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 |
|--------------------------------------|-----------|--------------|
| 27 Baxter Street, Bendigo Vic 3550   | \$455,000 | 23/05/2016   |
| 4 Frederick Street, Bendigo Vic 3550 | \$540,000 | 12/12/2016   |
| 10 Flood Street, Bendigo Vic 3550    | \$510,000 | 01/09/2016   |