

STATEMENT OF INFORMATION

50 JACOB STREET, NORTH BENDIGO, VIC 3550

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 JACOB STREET, NORTH BENDIGO,

 3  1  1

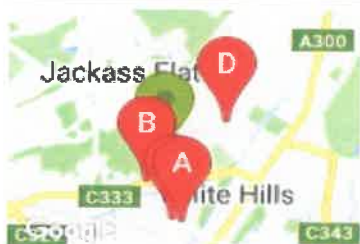
Indicative Selling Price

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

Price Range: **\$275,000 to \$285,000**

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



NORTH BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$311,250

01 July 2018 to 30 June 2019

Provided by:  pricfinder

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.



6 KOOMBA ST, WHITE HILLS, VIC 3550

 3  1  3

Sale Price

****\$275,000**

Sale Date: 28/06/2019

Distance from Property: 1km



215 HOLDSWORTH RD, NORTH BENDIGO, VIC

 3  1  2

Sale Price

\$268,000

Sale Date: 08/04/2019

Distance from Property: 433m



8 CARINYA CRT, NORTH BENDIGO, VIC 3550

 3  1  2

Sale Price

\$275,000

Sale Date: 20/12/2018

Distance from Property: 944m



This report has been compiled on 11/07/2019 by Professionals Bendigo. Property Data Solutions Pty Ltd 2019 - www.pricfinder.com.au

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108 ST KILLIAN ST, WHITE HILLS, VIC 3550

 3  1  2

Sale Price
\$283,500

Sale Date: 16/07/2018

Distance from Property: 1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

50 JACOB STREET, NORTH BENDIGO, VIC 3550

Indicative selling price

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

Price Range: \$275,000 to \$285,000

Median sale price

Median price \$311,250

House

X

Unit

Suburb

NORTH BENDIGO

Period 01 July 2018 to 30 June 2019

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	Price	Date of sale
6 KOOMBA ST, WHITE HILLS, VIC 3550	**\$275,000	28/06/2019
215 HOLDSWORTH RD, NORTH BENDIGO, VIC 3550	\$268,000	08/04/2019
8 CARINYA CRT, NORTH BENDIGO, VIC 3550	\$275,000	20/12/2018

108 ST KILLIAN ST, WHITE HILLS, VIC 3550	\$283,500	16/07/2018
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