

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

37 Old Violet Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$319,000

&

\$329,000

Median sale price

Median price \$587,500

House

X

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	15 Hayes St IRONBARK 3550	\$325,000	30/07/2018
2	148 Lily St IRONBARK 3550	\$325,000	08/06/2018
3	27b Pallett St GOLDEN SQUARE 3555	\$305,000	18/04/2017

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: House (Previously Occupied - Detached)

Land Size: 376 sqm approx

Agent Comments

Indicative Selling Price

\$319,000 - \$329,000

Median House Price

June quarter 2018: \$587,500

Comparable Properties



15 Hayes St IRONBARK 3550 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 30/07/2018

Rooms: 4

Property Type: House

Land Size: 473 sqm approx



148 Lily St IRONBARK 3550 (VG)

Agent Comments



Price: \$325,000

Method: Sale

Date: 08/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 490 sqm approx



27b Pallett St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 18/04/2017

Rooms: 7

Property Type: House