

# 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

4 Rimfire Close, 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

\$540,000

&

\$560,000

### Median sale price

Median price

\$505,000

Property Type

House

Suburb

North Bendigo

Period - From

09/02/2022

to

08/02/2023

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	9 Forbes Ct NORTH BENDIGO 3550	\$567,500	14/11/2022
2	17 Webdon Dr NORTH BENDIGO 3550	\$553,000	30/12/2022
3	10 Webdon Dr NORTH BENDIGO 3550	\$511,000	13/12/2022

**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:

09/02/2023 12:02



**Property Type:** House (Res)  
**Land Size:** 664 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$560,000  
**Median House Price**  
09/02/2022 - 08/02/2023: \$505,000

## Comparable Properties



**9 Forbes Ct NORTH BENDIGO 3550 (REI/VG)**

**Agent Comments**



**Price:** \$567,500  
**Method:** Private Sale  
**Date:** 14/11/2022  
**Property Type:** House  
**Land Size:** 391 sqm approx



**17 Webdon Dr NORTH BENDIGO 3550 (REI)**

**Agent Comments**



**Price:** \$553,000  
**Method:** Private Sale  
**Date:** 30/12/2022  
**Property Type:** House  
**Land Size:** 336 sqm approx



**10 Webdon Dr NORTH BENDIGO 3550 (REI/VG)**

**Agent Comments**



**Price:** \$511,000  
**Method:** Private Sale  
**Date:** 13/12/2022  
**Property Type:** House  
**Land Size:** 485 sqm approx