

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

4/17 Bakewell Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$575,000 & \$595,000

Median sale price

Median price \$320,000 Property Type House Suburb North Bendigo

Period - From 01/07/2019 to 30/06/2020 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 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
1	1/2-4 Norfolk St, North Bendigo, Vic 3550, Australia	\$580,000	13/12/2019
2	41 Uley St BENDIGO 3550	\$575,000	10/09/2019
3	4 Lincoln PI EAST BENDIGO 3550	\$567,500	31/10/2019

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 18 months.~~

This Statement of Information was prepared on:

27/08/2020 12:25



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Property Type: House
Land Size: 287 sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$595,000
Median House Price
Year ending June 2020: \$320,000

Comparable Properties

1/2-4 Norfolk St, North Bendigo, Vic 3550,
Australia (REI)

Agent Comments

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Price: \$580,000
Method:
Date: 13/12/2019
Property Type: House



41 Uley St BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$575,000
Method: Sale
Date: 10/09/2019
Property Type: House (Res)
Land Size: 252 sqm approx



4 Lincoln Pl EAST BENDIGO 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$567,500
Method: Private Sale
Date: 31/10/2019
Rooms: 6
Property Type: House
Land Size: 608 sqm approx