



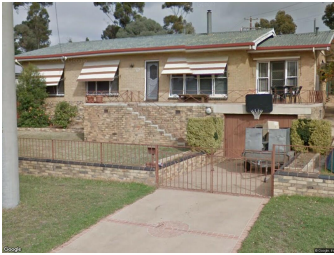
STATEMENT OF INFORMATION

51 BAKEWELL STREET, NORTH BENDIGO, VIC 3550

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 BAKEWELL STREET, NORTH BENDIGO,  3  1  1

Indicative Selling Price

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

Price Range: \$310,000 to \$330,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



NORTH BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$282,500

01 October 2016 to 30 September 2017

Provided by: 

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.



45 BAKEWELL ST, NORTH BENDIGO, VIC 3550  3  1  3

Sale Price

\$325,500

Sale Date: 19/04/2017

Distance from Property: 58m



443 NAPIER ST, WHITE HILLS, VIC 3550  3  1  4

Sale Price

\$325,000

Sale Date: 08/03/2017

Distance from Property: 1.6km



66 BAYNE ST, NORTH BENDIGO, VIC 3550  3  1  2

Sale Price

\$335,000

Sale Date: 13/12/2016

Distance from Property: 659m



This report has been compiled on 14/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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11 PROUSES RD, NORTH BENDIGO, VIC 3550

 3  1  2

Sale Price

\$347,000

Sale Date: 05/11/2016

Distance from Property: 949m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51 BAKEWELL STREET, NORTH BENDIGO, VIC 3550

Indicative selling price

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

Price Range:

\$310,000 to \$330,000

Median sale price

Median price

\$282,500

House

X

Unit


Suburb

NORTH BENDIGO

Period

01 October 2016 to 30 September 2017

Source



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
45 BAKEWELL ST, NORTH BENDIGO, VIC 3550	\$325,500	19/04/2017
443 NAPIER ST, WHITE HILLS, VIC 3550	\$325,000	08/03/2017
66 BAYNE ST, NORTH BENDIGO, VIC 3550	\$335,000	13/12/2016
11 PROUSES RD, NORTH BENDIGO, VIC 3550	\$347,000	05/11/2016