

STATEMENT OF INFORMATION

39 HAPPY VALLEY ROAD, WEST BENDIGO, VIC 3550

PREPARED BY NEKTI TZOUROUTIS, BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 HAPPY VALLEY ROAD, WEST

3 bedrooms, 1 bathroom, 2 cars

Indicative Selling Price

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

Price Range: **\$390,000 to \$425,000**

Provided by: Nektı Tzouroutis, Bendigo Real Estate

MEDIAN SALE PRICE



WEST BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$420,000

01 January 2022 to 31 December 2022

Provided by: **pricefinder**

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.



27 MACKENZIE ST, GOLDEN SQUARE, VIC 3555

3 bedrooms, 1 bathroom, 2 cars

Sale Price

***\$420,000**

Sale Date: 16/01/2023

Distance from Property: 2km



41 CREETH ST, LONG GULLY, VIC 3550

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$400,000

Sale Date: 09/01/2023

Distance from Property: 870m



5 GUNDRY ST, LONG GULLY, VIC 3550

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$415,000

Sale Date: 01/12/2022

Distance from Property: 1.7km



This report has been compiled on 16/02/2023 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

39 HAPPY VALLEY ROAD, WEST BENDIGO, VIC 3550

Indicative selling price

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

Price Range:

\$390,000 to \$425,000

Median sale price

Median price

\$420,000

Property type

House

Suburb

WEST BENDIGO

Period

01 January 2022 to 31 December 2022

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

27 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	*\$420,000	16/01/2023
41 CREETH ST, LONG GULLY, VIC 3550	\$400,000	09/01/2023
5 GUNDRY ST, LONG GULLY, VIC 3550	\$415,000	01/12/2022

This Statement of Information was prepared on:

16/02/2023