

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 and
postcode

5 Joseph Street Bendigo VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Bendigo

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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

117 King Street Bendigo VIC 3550	\$645,000	16-Jun-21
69 King Street Bendigo VIC 3550	\$627,500	03-May-21
24 Victoria Street Ironbark VIC 3550	\$665,000	10-Dec-21

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: 14 December 2021



117 King Street Bendigo VIC 3550

Sold Price

\$645,000

Sold Date

16-Jun-21

 3

 1

 -

Distance

1.56km



69 King Street Bendigo VIC 3550

Sold Price

\$627,500

Sold Date

03-May-21

 3

 1

 3

Distance

1.32km



24 Victoria Street Ironbark VIC 3550

Sold Price

^{RS} **\$665,000**

Sold Date

10-Dec-21

 3

 1

 1

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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