

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

150 Holdsworth Road North 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,500

Property type

House

Suburb

North Bendigo

Period-from

01 Sep 2019

to

31 Aug 2020

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

73A Prouses Road North Bendigo VIC 3550	\$144,950	07-Sep-20
24 Webdon Drive North Bendigo VIC 3550	\$150,000	31-Jul-20
30A Poulston Street Long Gully VIC 3550	\$180,000	25-Mar-19

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: 24 September 2020



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**73A Prouses Road North Bendigo
VIC 3550**

Sold Price

^{RS} **\$144,950** ^{UN}

Sold Date **07-Sep-20**

- - -

Distance **0.25km**



**24 Webdon Drive North Bendigo
VIC 3550**

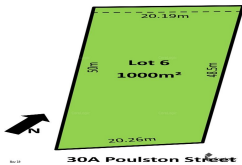
Sold Price

\$150,000

Sold Date **31-Jul-20**

3 2 1

Distance **0.85km**



**30A Poulston Street Long Gully VIC
3550**

Sold Price

\$180,000

Sold Date **25-Mar-19**

- - -

Distance **1.1km**



**27 Sandhurst Road California Gully
VIC 3556**

Sold Price

\$164,000

Sold Date **24-May-19**

3 2 1

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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