

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

94 Rowan Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$790,000

&

\$810,000

Median sale price

Median price \$615,000

Property Type House

Suburb Bendigo

Period - From 01/10/2020

to 30/09/2021

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	99 Rowan St BENDIGO 3550	\$827,500	02/07/2021
2	1 Pine St QUARRY HILL 3550	\$815,000	27/02/2021
3	564 Hargreaves St BENDIGO 3550	\$805,000	12/03/2021

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:

10/12/2021 14:43



3 2 1

Property Type: House
Agent Comments

Indicative Selling Price
\$790,000 - \$810,000
Median House Price
Year ending September 2021: \$615,000

Comparable Properties



99 Rowan St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 1

Price: \$827,500
Method: Private Sale
Date: 02/07/2021
Property Type: House
Land Size: 900 sqm approx



1 Pine St QUARRY HILL 3550 (VG)

Agent Comments

3 - -

Price: \$815,000
Method: Sale
Date: 27/02/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 564 sqm approx



564 Hargreaves St BENDIGO 3550 (REI/VG)

Agent Comments

4 1 2

Price: \$805,000
Method: Private Sale
Date: 12/03/2021
Property Type: House
Land Size: 547.06 sqm approx