

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

179 Lloyd Street, East Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000

&

\$575,000

### Median sale price

Median price \$580,000

Property Type House

Suburb East Bendigo

Period - From 01/07/2022

to 30/09/2022

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	207 Lloyd St EAST BENDIGO 3550	\$545,000	21/09/2022
2	23 Plante Ct STRATHDALE 3550	\$545,000	30/11/2022
3	17 Harpin PI EAST BENDIGO 3550	\$530,000	15/11/2022

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/01/2023 20:50



3 1 1

**Property Type:** House  
**Land Size:** 429 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$575,000  
**Median House Price**  
September quarter 2022: \$580,000

## Comparable Properties

207 Lloyd St EAST BENDIGO 3550 (VG)

**Agent Comments**

3 - -

**Price:** \$545,000  
**Method:** Sale  
**Date:** 21/09/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 509 sqm approx



23 Plante Ct STRATHDALE 3550 (REI)

**Agent Comments**

3 1 2

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 30/11/2022  
**Property Type:** House  
**Land Size:** 836 sqm approx



17 Harpin Pl EAST BENDIGO 3550 (REI/VG)

**Agent Comments**

3 1 1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 15/11/2022  
**Property Type:** House  
**Land Size:** 452.35 sqm approx