

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

22 Holmes 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)

Range between \$440,000 & \$460,000

Median sale price

Median price

\$325,000

Property type

House

Suburb

North Bendigo

Period - From

5th February 2019

to

5th February 2020

Source

Realestate.com.au

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
12 Abbey Close, Eaglehawk Vic 3556	\$445,000	14/01/2020
101 Prouses Road, North Bendigo Vic 3550	\$395,000	09/07/2019
31 Sydenham Avenue, North Bendigo Vic 3550	\$419,000	12/08/2019

This Statement of Information was prepared on: 2nd March 2020