

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 31 Harney Street, North Bendigo VIC 3550

Indicative selling price

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

\$440,000

&

\$460,000

Median sale price

Median price \$302,500

House ☒

Suburb or
locality North Bendigo

Period - From March 12th
2018

to March 21st 2018

Source www.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 |
|---|-----------|--------------|
| 1. 29 Harney Street, North Bendigo VIC 3550 | \$450,000 | 12/05/17 |
| 2. 26 Lucan Street, North Bendigo VIC 3550 | \$475,000 | 17/08/17 |
| 3. 15 Bakewell Street, North Bendigo VIC 3550 | \$470,000 | 06/12/17 |

Additional information about comparable sales.



North Bendigo 29 Harney Street 3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 453m2



North Bendigo 26 Lucan Street 3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 641m2



North Bendigo 15 Bakewell Street 4 BED 1 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 172m2