

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

8 Castle Street 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

House

Suburb

North Bendigo

Period-from

01 Jul 2019

to

30 Jun 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

28 Anderson Street North Bendigo VIC 3550	\$260,000	23-Jul-19
12 Redan Street Bendigo VIC 3550	\$238,500	18-Jun-19
15 Redan Street Bendigo VIC 3550	\$251,000	01-Jul-20

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: 20 July 2020



28 Anderson Street North Bendigo VIC 3550

Sold Price

\$260,000

Sold Date

23-Jul-19

 3

 1

 1

Distance

0.69km



12 Redan Street Bendigo VIC 3550

Sold Price

\$238,500

Sold Date

18-Jun-19

 3

 1

 3

Distance

0.81km



15 Redan Street Bendigo VIC 3550

Sold Price

\$251,000^{UN}

Sold Date

01-Jul-20

 3

 1

 2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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