

# 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

54 Myers Street, 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 \$695,000

&

\$764,000

### Median sale price

Median price \$550,000

Property Type House

Suburb Bendigo

Period - From 01/10/2020

to

31/12/2020

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 eighteen 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	131 Queen St BENDIGO 3550	\$740,000	04/10/2020
2	68 Barkly St BENDIGO 3550	\$735,000	13/02/2020
3			

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 eighteen months.~~

This Statement of Information was prepared on:

23/03/2021 13:34



 4  1  2

Property Type: House  
Land Size: 366 sqm approx  
Agent Comments

Indicative Selling Price  
\$695,000 - \$764,000  
Median House Price  
December quarter 2020: \$550,000

## Comparable Properties



131 Queen St BENDIGO 3550 (REIV/G)

Agent Comments

 3  1  -

Price: \$740,000  
Method: Private Sale  
Date: 04/10/2020  
Property Type: House  
Land Size: 667 sqm approx



68 Barkly St BENDIGO 3550 (REIV/G)

Agent Comments

 3  2  1

Price: \$735,000  
Method: Private Sale  
Date: 13/02/2020  
Rooms: 4  
Property Type: House  
Land Size: 656 sqm approx

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 eighteen months.