

# 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 or  
locality and postcode

27 POULSTON STREET, NORTH BENDIGO VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$310,000

\*House

X

\*Unit

Suburb  
or locality

NORTH BENDIGO

Period - From

15/02/17

to

15/08/2018

Source

PRICEFINDER

### Comparable property sales

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
1 71 EAGLEHAWK RD, IRONBARK, VIC 3550	\$515,000	10/04/2018
2 308 VIEW ST, BENDIGO, VIC 3550	\$555,000	21/11/2017
3 10 FLOOD ST, BENDIGO, VIC 3550	\$545,000	09/04/2018