

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

1A Buller Street, 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 \$

Range between &

Median sale price

Median price Property type Suburb

Period - From to Source

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
219 Queen Street, Bendigo Vic 3550	\$ 595,000	13 September 2024
16 Havlin Street West Bendigo Vic 3550	\$ 680,000	20 August 2024
466 Hargreaves Street Bendigo Vic	\$ 640,000	05 August 2024

This Statement of Information was prepared on: