

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

56 Bayne Street, North Bendigo Vic 3550

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$350,000 - \$380,000

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### Median sale price

Median Price \$310,000 | House | North Bendigo

Period – From 5<sup>th</sup> November 2017 to 5<sup>th</sup> November 2018 Source – RPdata

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### 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
95 Baxter Street, Bendigo Vic 3550	\$377,500	16/02/2018
8 Smith Street, North Bendigo Vic 3550	\$435,000	06/04/2018
112 Barnard Street, Bendigo Vic 3550	\$420,000	16/07/2018