

# 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

17 Swan Street, North Bendigo Vic 3550

### 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)

Range between \$375,000 & \$400,000

### Median sale price

Median price \$483,000 Property type House Suburb North Bendigo

Period - From August 2023 to August 2024 Source Domain.com.au

### 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
1 Farrell Court North Bendigo Vic 3550	\$358,000	18/07/2023
44 Hoy Street North Bendigo Vic 3550	\$380,000	05/07/2023
10 Edwin Street North Bendigo Vic 3550	\$370,000	31/05/2023

This Statement of Information was prepared on: 17<sup>th</sup> August 2023