

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

108 Eaglehawk Road, Bendigo Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000 & \$535,000

Median sale price

Median price \$675,000 Property Type House Suburb Bendigo

Period - From 01/10/2021 to 31/12/2021 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 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	340 Barnard St IRONBARK 3550	\$530,000	05/02/2021
2	349 Barnard St BENDIGO 3550	\$515,000	26/10/2021
3	7 Moran St BENDIGO 3550	\$495,550	15/12/2021

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 18 months.~~

This Statement of Information was prepared on:

15/03/2022 10:47



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Property Type: House
Land Size: 319 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$535,000
Median House Price
December quarter 2021: \$675,000

Comparable Properties



340 Barnard St IRONBARK 3550 (VG)

Agent Comments

3 - -

Price: \$530,000
Method: Sale
Date: 05/02/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 640 sqm approx



349 Barnard St BENDIGO 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 26/10/2021
Property Type: House
Land Size: 513 sqm approx



7 Moran St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$495,550
Method: Private Sale
Date: 15/12/2021
Property Type: House
Land Size: 630 sqm approx