

## 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)

184 McCrae Street, Bendigo VIC 3550

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

Single Price: \$450,000

### Median sale price

Property Type: House

Suburb: Bendigo

Period – From: August 2019

to: July 2020

Median Price: \$426,000

Source: Corelogic

### 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
213 Queen Street, Bendigo VIC 3550	\$450,000	10/06/2020
56 Breen Street, Quarry Hill VIC 3550	\$410,000	30/08/2020
246 Napier Street, Eaglehawk VIC 3556	\$435,500	18/02/2020

This statement of Information was prepared on: 11/11/2020