

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

179 Lloyd Street, East Bendigo Vic 3550

### Indicative selling price

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

Range between \$495,000

&

\$515,000

### Median sale price

Median price \$470,000

Property Type House

Suburb East Bendigo

Period - From 28/01/2021

to

27/01/2022

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 | 23 Cheriton Dr STRATHDALE 3550 | \$540,000 | 21/12/2021   |
| 2 | 36 Powells Av STRATHDALE 3550  | \$513,000 | 06/10/2021   |
| 3 | 175 Lloyd St EAST BENDIGO 3550 | \$503,000 | 13/01/2022   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/01/2022 16:28



3 1 1

**Rooms:** 4  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$515,000  
**Median House Price**  
28/01/2021 - 27/01/2022: \$470,000

## Comparable Properties



**23 Cheriton Dr STRATHDALE 3550 (REI)**

**Agent Comments**

3 1 2

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 21/12/2021  
**Property Type:** House  
**Land Size:** 661 sqm approx



**36 Powells Av STRATHDALE 3550 (VG)**

**Agent Comments**

3 - -

**Price:** \$513,000  
**Method:** Sale  
**Date:** 06/10/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 662 sqm approx



**175 Lloyd St EAST BENDIGO 3550 (REI)**

**Agent Comments**

3 2 1

**Price:** \$503,000  
**Method:** Private Sale  
**Date:** 13/01/2022  
**Property Type:** House  
**Land Size:** 497 sqm approx