

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

53 Holmes Road, North Bendigo Vic 3550

Indicative selling price

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

Range between

\$385,000

&

\$423,500

Median sale price

Median price

\$315,000

House

X

Unit

Suburb or locality

North Bendigo

Period - From

01/10/2017

to

30/09/2018

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 eighteen 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	12 Curtin St FLORA HILL 3550	\$425,000	06/11/2017
2	91b Holdsworth Rd NORTH BENDIGO 3550	\$420,000	13/09/2018
3	18 Black St LONG GULLY 3550	\$410,000	16/05/2018

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 eighteen months.



Rooms:
Property Type: House
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$385,000 - \$423,500
Median House Price
Year ending September 2018: \$315,000

Comparable Properties



12 Curtin St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 06/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 757 sqm approx



91b Holdsworth Rd NORTH BENDIGO 3550 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 13/09/2018
Rooms: 5
Property Type: House
Land Size: 1500 sqm approx



18 Black St LONG GULLY 3550 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 16/05/2018
Rooms: 5
Property Type: House
Land Size: 578 sqm approx