





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BANNISTER STREET, NORTH BENDIGO, 🕮 4 🕒 3

\$430,000







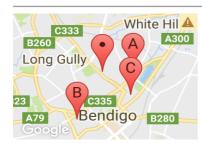
Indicative Selling Price

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

Single Price:

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



NORTH BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$285,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



29 HARNEY ST, NORTH BENDIGO, VIC







Sale Price

\$450,000

Sale Date: 12/05/2017

Distance from Property: 814m





10 ATKINSON ST, BENDIGO, VIC 3550







Sale Price

\$433,000

Sale Date: 17/02/2017

Distance from Property: 1.5km





44 ARNOLD ST, BENDIGO, VIC 3550







Sale Price

\$430.000

Sale Date: 25/07/2017

Distance from Property: 1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 BANNISTER STREET, NORTH BENDIGO, VIC 3550
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Indicative selling price

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

Single Price:	\$430,000	

Median sale price

Median price	\$285,000	House	X	Unit		Suburb	NORTH BENDIGO
Period	d 01 October 2016 to 30 September 2017			Sour	се	p	ricefinder

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
29 HARNEY ST, NORTH BENDIGO, VIC 3550	\$450,000	12/05/2017
10 ATKINSON ST, BENDIGO, VIC 3550	\$433,000	17/02/2017
44 ARNOLD ST, BENDIGO, VIC 3550	\$430,000	25/07/2017