

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

38B Strickland Road, East Bendigo Vic 3550

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$585,000

Property Type

House

Suburb

East Bendigo

Period - From

01/04/2022

to

31/03/2023

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	51 Murphy St EAST BENDIGO 3550	\$500,000	01/02/2023
2	9/6 Fox St EAST BENDIGO 3550	\$490,000	10/02/2023
3	13 Lloyd St EAST BENDIGO 3550	\$490,000	08/11/2022

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:

18/04/2023 14:34



3 1 4

Property Type: House
Land Size: 523 sqm approx
Agent Comments

Indicative Selling Price
\$495,000

Median House Price
Year ending March 2023: \$585,000

Comparable Properties



51 Murphy St EAST BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$500,000
Method: Private Sale
Date: 01/02/2023
Property Type: House
Land Size: 785 sqm approx



9/6 Fox St EAST BENDIGO 3550 (REI)

Agent Comments

3 1 1

Price: \$490,000
Method: Private Sale
Date: 10/02/2023
Property Type: Unit



13 Lloyd St EAST BENDIGO 3550 (REI)

Agent Comments

3 1 2

Price: \$490,000
Method: Private Sale
Date: 08/11/2022
Property Type: House
Land Size: 302 sqm approx