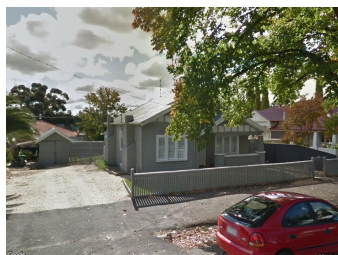


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 MCIVOR ROAD, BENDIGO, VIC 3550**

3 1 1

**Indicative Selling Price**

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

**Single Price: \$399,000**

Provided by: Greg Heard, Heard & Co. Real Estate

## MEDIAN SALE PRICE



**BENDIGO, VIC, 3550**

**Suburb Median Sale Price (House)**

**\$375,000**

01 April 2017 to 31 March 2018

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.



**95 BAXTER ST, BENDIGO, VIC 3550**

3 1 1

**Sale Price**

**\*\$377,500**

Sale Date: 28/02/2018

Distance from Property: 561m



**504 HARGREAVES ST, BENDIGO, VIC 3550**

3 1 2

**Sale Price**

**\$395,000**

Sale Date: 03/01/2018

Distance from Property: 1.6km



**138 MITCHELL ST, QUARRY HILL, VIC 3550**

2 1 1

**Sale Price**

**\$387,500**

Sale Date: 20/10/2017

Distance from Property: 973m



This report has been compiled on 08/05/2018 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

9 MCIVOR ROAD, 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:

\$399,000

Median sale price

Median price

\$375,000

House

X

Unit


Suburb

BENDIGO

Period

01 April 2017 to 31 March 2018

Source



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
95 BAXTER ST, BENDIGO, VIC 3550	*\$377,500	28/02/2018
504 HARGREAVES ST, BENDIGO, VIC 3550	\$395,000	03/01/2018
138 MITCHELL ST, QUARRY HILL, VIC 3550	\$387,500	20/10/2017