

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 and
postcode

Lots 1 & 3, 41 Cunningham Lane East Bendigo VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000
\$440,000

&

\$490,000
\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Land

Suburb

East Bendigo

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 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

44 Racecourse Road Ascot VIC 3551	\$400,000	23-Dec-20
129 Murphy Street East Bendigo VIC 3550	\$485,000	29-Sep-21
51 Casey Street East Bendigo VIC 3550	\$549,000	09-Sep-21

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 18 months.~~

This Statement of Information was prepared on: 02 March 2022

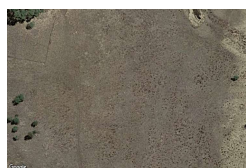
**Real Estate**

Patrick Skahill

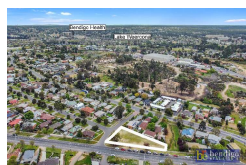
P 5443 1744

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E patrick@eldersbendigo.com.au

**44 Racecourse Road Ascot VIC 3551**

- - -

Sold Price **\$400,000** Sold Date **23-Dec-20**Distance **1.04km****129 Murphy Street East Bendigo VIC 3550**

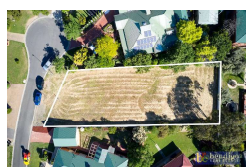
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Sold Price **\$485,000** Sold Date **29-Sep-21**Distance **2.54km****51 Casey Street East Bendigo VIC 3550**

- - -

Sold Price ^{RS} **\$549,000** ^{UN} Sold Date **09-Sep-21**Distance **3.53km****LOT 71 Kulmani Street Jackass Flat VIC 3556**

- - -

Sold Price **\$420,000** Sold Date **10-Jun-21**Distance **3.81km****7 Winterborne Rise Kennington VIC 3550**

- - -

Sold Price **\$420,557** Sold Date **14-Jan-21**Distance **4.45km****31 Sandstone Rise Strathdale VIC 3550**

1 - 1 -

Sold Price **\$400,000** Sold Date **19-Jan-21**Distance **4.61km**

RS = Recent sale

UN = Undisclosed Sale

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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 and
postcode

Lot 2, 41 Cunningham Lane East Bendigo VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

East Bendigo

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 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

125 Heinz Street East Bendigo VIC 3550	\$740,000	02-Jul-21
57 Rohs Road East Bendigo VIC 3550	\$440,000	27-May-21
68 Racecourse Road Ascot VIC 3551	\$820,000	01-Oct-21

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 18 months.~~

This Statement of Information was prepared on: 02 March 2022

**Real Estate**

Patrick Skahill

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**125 Heinz Street East Bendigo VIC 3550**

Sold Price

\$740,000

Sold Date

02-Jul-21

3 1 -

Distance

0.52km**57 Rohs Road East Bendigo VIC 3550**

Sold Price

\$440,000

Sold Date

27-May-21

3 1 1

Distance

1.13km**68 Racecourse Road Ascot VIC 3551**

Sold Price

\$820,000

Sold Date

01-Oct-21

4 1 3

Distance

1.4km**467 Napier Street White Hills VIC 3550**

Sold Price

\$665,000

Sold Date

15-Dec-21

4 2 2

Distance

1.82km**440 Napier Street White Hills VIC 3550**

Sold Price

\$530,000

Sold Date

07-Apr-21

3 2 3

Distance

1.95km**447 Napier Street White Hills VIC 3550**

Sold Price

\$558,500

Sold Date

29-Sep-21

2 1 1

Distance

1.98km

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UN = Undisclosed Sale

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