
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 6 Romney Court, East Bendigo VIC 3550

Indicative selling price

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

\$430,000

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\$450,000

Median sale price

Median price \$335,000

House

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Suburb or
locality East Bendigo

Period - From 8th Oct 2018 to 8th Oct 2018

Source www.realestate.com.au

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
1. 161 Lloyd Street, East Bendigo VIC 3550	\$430,000	10 Oct 2017
2. 9 McCurrach Placce, East Bendigo VIC 3550	\$440,000	5 Feb 2018
3. 217 East Lloyd Street, East Bendigo VIC 3550	\$480,000	22 May 2017

Property data source: www.rpdata.com.au. Generated on 15/10/2018.

Additional information about comparable sales.



East Bendigo 161 Lloyd Street

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 792m2 approx.



East Bendigo 9 McCurrach Place

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 698m2 approx.



East Bendigo 217 East Lloyd Street

5 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 1,068m2 approx.