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Statement of Information

206 CROOK STREET, EAST BENDIGO, VIC 3550

Prepared by Di Long, Tweed Sutherland First National Real Estate



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Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



206 CROOK STREET, EAST BENDIGO, VIC 3 1 1

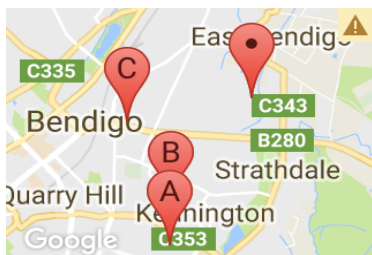
Indicative Selling Price

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

Price Range: \$300,000 to \$330,000

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



EAST BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$360,000

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.



11 LEIGH AVE, KENNINGTON, VIC 3550 3 2 2

Sale Price

***\$310,000**

Sale Date: 06/04/2018

Distance from Property: 2.4km



29 CLARENCE AVE, KENNINGTON, VIC 3550 3 1 1

Sale Price

***\$317,000**

Sale Date: 04/04/2018

Distance from Property: 1.9km



2 DENOVAN ST, EAST BENDIGO, VIC 3550 3 1 1

Sale Price

***\$295,000**

Sale Date: 28/03/2018

Distance from Property: 1.7km



This report has been compiled on 01/05/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - 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

206 CROOK STREET, EAST BENDIGO, VIC 3550

Indicative selling price

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

Price Range:

\$300,000 to \$330,000

Median sale price

Median price

\$360,000

House

X

Unit

Suburb

EAST 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
11 LEIGH AVE, KENNINGTON, VIC 3550	*\$310,000	06/04/2018
29 CLARENCE AVE, KENNINGTON, VIC 3550	*\$317,000	04/04/2018
2 DENOVAN ST, EAST BENDIGO, VIC 3550	*\$295,000	28/03/2018