

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 or
locality and postcode

87 Barkly Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$875,000 & \$935,000

Median sale price

Median price \$650,000 Property Type House Suburb Bendigo

Period - From 01/04/2021 to 31/03/2022 Source REIV

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
1	7 Malcolm St QUARRY HILL 3550	\$950,000	14/07/2021
2	28 Hopetoun St BENDIGO 3550	\$900,000	14/08/2021
3	5 Atkinson St BENDIGO 3550	\$890,000	19/01/2022

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:

05/05/2022 11:30



4 2 1

Property Type: House
Land Size: 506 sqm approx
Agent Comments

Indicative Selling Price
\$875,000 - \$935,000
Median House Price
Year ending March 2022: \$650,000

Comparable Properties



7 Malcolm St QUARRY HILL 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000
Method: Private Sale
Date: 14/07/2021
Property Type: House
Land Size: 550 sqm approx



28 Hopetoun St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 1

Price: \$900,000
Method: Private Sale
Date: 14/08/2021
Property Type: House
Land Size: 459 sqm approx



5 Atkinson St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 1

Price: \$890,000
Method: Private Sale
Date: 19/01/2022
Property Type: House
Land Size: 558 sqm approx