

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 23 Forbes Court, North Bendigo VIC 3550

Indicative selling price

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

\$369,000

&

\$390,000

Median sale price

Median price \$290,000 House ☒ Suburb or locality North Bendigo
Period - From December 4th 2017 to December 14th 2017 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. 14 Arbor Place, White Hills VIC 3550	\$380,000	26/07/17
2. 3 Bambougle Place, Eaglehawk VIC 3556	\$399,000	02/09/17
3. 11 Brooklands Drive, Jackass Flat VIC 3556	\$405,000	05/12/17

Property data source: www.rpdata.com.au. Generated on 14/12/17.

Additional information about comparable sales.



White Hills 14 Arbor Place

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 420m2



Eaglehawk 3 Barnbouggle Place

5 BED 2 BATH 2 CAR 7 ROOMS

METHOD Private
TYPE House
LAND Approx. 614m2



Jackass Flat 11 Brooklands Drive

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 635m2