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REAL ESTATE

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Statement of Information

2/5 ACACIA STREET, BENDIGO, VIC 3550

Prepared by Bec Allen, Tweed Sutherland First National Real Estate

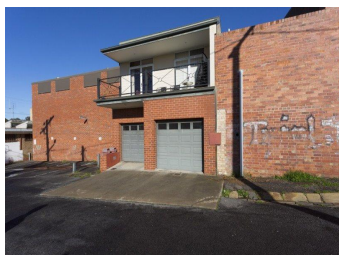


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REAL ESTATE

Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/5 ACACIA STREET, BENDIGO, VIC 3550

3 2 1

Indicative Selling Price

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

Price Range: \$399,000 to \$419,000

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



BENDIGO, VIC, 3550

Suburb Median Sale Price (Unit)

\$272,500

01 October 2016 to 30 September 2017

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.



1/35 PALLETT ST, GOLDEN SQUARE, VIC 3555

3 2 2

Sale Price

\$404,000

Sale Date: 12/05/2017

Distance from Property: 2.1km



11/35 PALLETT ST, GOLDEN SQUARE, VIC 3555

3 2 2

Sale Price

\$420,000

Sale Date: 12/01/2017

Distance from Property: 2.1km



7/3 SHAMROCK ST, GOLDEN SQUARE, VIC

3 2 2

Sale Price

\$395,000

Sale Date: 27/09/2016

Distance from Property: 1.6km



This report has been compiled on 30/11/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - 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

2/5 ACACIA STREET, BENDIGO, VIC 3550

Indicative selling price

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

Price Range:

\$399,000 to \$419,000

Median sale price

Median price

\$272,500

House

X

Unit


Suburb

BENDIGO

Period

01 October 2016 to 30 September 2017

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
1/35 PALLETT ST, GOLDEN SQUARE, VIC 3555	\$404,000	12/05/2017
11/35 PALLETT ST, GOLDEN SQUARE, VIC 3555	\$420,000	12/01/2017
7/3 SHAMROCK ST, GOLDEN SQUARE, VIC 3555	\$395,000	27/09/2016