

# 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

242 Holdsworth Road, North Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$529,000

### Median sale price

Median price

\$507,500

Property Type

House

Suburb

North Bendigo

Period - From

27/03/2022

to

26/03/2023

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	30 Campbell St EAGLEHAWK 3556	\$530,000	05/12/2022
2	195 Holdsworth Rd NORTH BENDIGO 3550	\$520,000	07/02/2022
3	19 Thunder St NORTH BENDIGO 3550	\$515,000	05/02/2023

**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:

27/03/2023 12:17



3 2 3

**Property Type:** House  
**Land Size:** 1012 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$529,000

**Median House Price**  
27/03/2022 - 26/03/2023: \$507,500

## Comparable Properties



**30 Campbell St EAGLEHAWK 3556 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 05/12/2022  
**Property Type:** House  
**Land Size:** 1265 sqm approx



**195 Holdsworth Rd NORTH BENDIGO 3550 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 07/02/2022  
**Property Type:** House  
**Land Size:** 1306 sqm approx



**19 Thunder St NORTH BENDIGO 3550 (REI)**

**Agent Comments**

3 1 2

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 05/02/2023  
**Property Type:** House  
**Land Size:** 762 sqm approx