

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

19 Thunder Street, North Bendigo Vic 3550

Indicative selling price

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

Range between

\$495,000

&

\$535,000

Median sale price

Median price

\$501,500

Property Type

House

Suburb

North Bendigo

Period - From

24/01/2022

to

23/01/2023

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	240 Arnold St NORTH BENDIGO 3550	\$515,000	17/05/2022
2	1 Hamlet St QUARRY HILL 3550	\$510,000	22/06/2022
3	5 John St NORTH BENDIGO 3550	\$510,000	07/04/2022

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:

24/01/2023 10:39



Property Type: House (Previously Occupied - Detached)
Land Size: 763 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$535,000
Median House Price
24/01/2022 - 23/01/2023: \$501,500

Comparable Properties



240 Arnold St NORTH BENDIGO 3550 (REI/VG) **Agent Comments**



Price: \$515,000
Method: Private Sale
Date: 17/05/2022
Property Type: House
Land Size: 435 sqm approx



1 Hamlet St QUARRY HILL 3550 (REI/VG) **Agent Comments**



Price: \$510,000
Method: Private Sale
Date: 22/06/2022
Property Type: House
Land Size: 527.30 sqm approx



5 John St NORTH BENDIGO 3550 (REI/VG) **Agent Comments**



Price: \$510,000
Method: Private Sale
Date: 07/04/2022
Property Type: House
Land Size: 680 sqm approx