

STATEMENT OF INFORMATION

89A OLD VIOLET STREET, IRONBARK, VIC 3550

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



89A OLD VIOLET STREET, IRONBARK, VIC  4  3  5

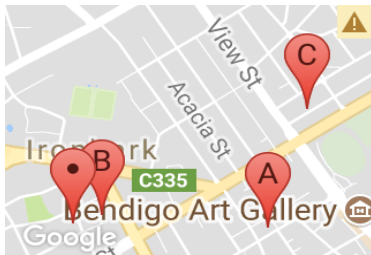
Indicative Selling Price

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

Price Range: \$975,000 to \$1,070,000

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



IRONBARK, VIC, 3550

Suburb Median Sale Price (House)

\$280,000

01 January 2017 to 31 December 2017

Provided by: 

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.



42 ROWAN ST, BENDIGO, VIC 3550

 3  2  2

Sale Price

\$1,230,000

Sale Date: 28/03/2017

Distance from Property: 647m



10 LILAC ST, IRONBARK, VIC 3550

 3  2  1

Sale Price

\$910,000

Sale Date: 11/11/2016

Distance from Property: 101m



56 ROSALIND ST, BENDIGO, VIC 3550

 3  2  3

Sale Price

\$930,000

Sale Date: 15/07/2017

Distance from Property: 881m



This report has been compiled on 26/03/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - 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

89A OLD VIOLET STREET, IRONBARK, VIC 3550

Indicative selling price

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

Price Range:

\$975,000 to \$1,070,000

Median sale price

Median price

\$280,000

House

X

Unit


Suburb

IRONBARK

Period

01 January 2017 to 31 December 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
42 ROWAN ST, BENDIGO, VIC 3550	\$1,230,000	28/03/2017
10 LILAC ST, IRONBARK, VIC 3550	\$910,000	11/11/2016
56 ROSALIND ST, BENDIGO, VIC 3550	\$930,000	15/07/2017