

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**93 MURPHY STREET, EAST BENDIGO, VIC**  4  2  2

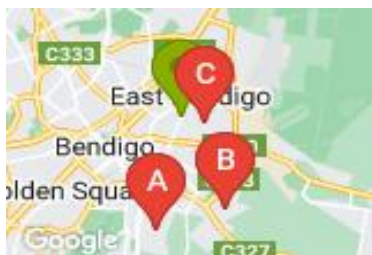
### Indicative Selling Price

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

**Price Range: \$650,000 to \$700,000**

Provided by: PRD Admin, PRD Nationwide Bendigo

## MEDIAN SALE PRICE



**EAST BENDIGO, VIC, 3550**

Suburb Median Sale Price (House)

**\$550,000**

01 July 2022 to 30 September 2022

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.



**28 TOWERS ST, FLORA HILL, VIC 3550**

 4  3  3

Sale Price

**\$690,000**

Sale Date: 10/06/2022

Distance from Property: 3.4km



**1 ESSEX CRT, STRATHDALE, VIC 3550**

 4  2  2

Sale Price

**\$700,000**

Sale Date: 28/04/2022

Distance from Property: 3km



**48 BEISCHER ST, EAST BENDIGO, VIC 3550**

 3  2  3

Sale Price

**\$710,000**

Sale Date: 03/05/2022

Distance from Property: 648m



This report has been compiled on 29/11/2022 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

93 MURPHY STREET, EAST BENDIGO, VIC 3550

### Indicative selling price

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

Price Range:

\$650,000 to \$700,000

### Median sale price

Median price

\$550,000

Property type

House

Suburb

EAST BENDIGO

Period

01 July 2022 to 30 September 2022

Source

pricfinder

### 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

|  |           |            |
|--|-----------|------------|
| 28 TOWERS ST, FLORA HILL, VIC 3550     | \$690,000 | 10/06/2022 |
| 1 ESSEX CRT, STRATHDALE, VIC 3550      | \$700,000 | 28/04/2022 |
| 48 BEISCHER ST, EAST BENDIGO, VIC 3550 | \$710,000 | 03/05/2022 |

This Statement of Information was prepared on:

29/11/2022