

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	59A Smith Street, North Bendigo Vic 3550
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Indicative selling price

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

Range between	\$345,000	&	\$359,000
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Median sale price

Median price	\$315,000	House	X	Unit		Suburb	North Bendigo
Period - From	01/10/2017	to	30/09/2018	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6 Smith St NORTH BENDIGO 3550	\$440,000	14/11/2018
2	1/26a Smith St NORTH BENDIGO 3550	\$435,000	20/09/2018
3	39 Smith St NORTH BENDIGO 3550	\$380,000	17/12/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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 3  1  2

Rooms:
Property Type: House
Land Size: 487 sqm approx
Agent Comments

Indicative Selling Price
\$345,000 - \$359,000
Median House Price
Year ending September 2018: \$315,000

Comparable Properties



6 Smith St NORTH BENDIGO 3550 (VG)

Agent Comments

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Price: \$440,000
Method: Sale
Date: 14/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 579 sqm approx

1/26a Smith St NORTH BENDIGO 3550 (VG)

Agent Comments

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Price: \$435,000
Method: Sale
Date: 20/09/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



39 Smith St NORTH BENDIGO 3550 (REI)

Agent Comments

 4  2  2

Price: \$380,000
Method: Private Sale
Date: 17/12/2018
Rooms: 6
Property Type: House
Land Size: 1002 sqm approx