

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

33 Bayne Street, North Bendigo Vic 3550

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### Indicative selling price

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

Single Price \$380,000 - \$420,000

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### Median sale price

Median Price \$315,000 | House | North Bendigo

Period – From 15<sup>th</sup> October 2017 to 15<sup>th</sup> October 2018 Source – RPdata

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### 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
44 Arnold Street, Bendigo Vic 3550	\$430,000	25/07/2017
208 Arnold Street, North Bendigo Vic 3550	\$425,000	07/03/2018
138 Arnold Street, North Bendigo Vic 3550	\$420,000	21/02/2018