

STATEMENT OF INFORMATION

3 BELL STREET, IRONBARK, VIC 3550

PREPARED BY ANGELA WALTER, BENDIGO REAL ESTATE, PHONE: 0401 282 976



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BELL STREET, IRONBARK, VIC 3550



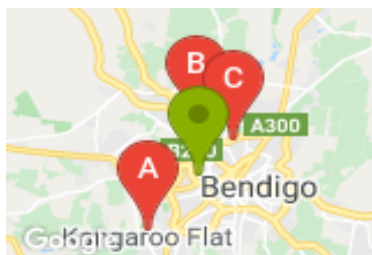
Indicative Selling Price

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

Price Range: \$115,000 to \$125,000

Provided by: Angela Walter, Bendigo Real Estate

MEDIAN SALE PRICE



IRONBARK, VIC, 3550

Suburb Median Sale Price (Vacant Land)

\$109,500

01 April 2019 to 31 March 2020

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.



100 NORELLE CRES, GOLDEN SQUARE, VIC



Sale Price

\$125,000

Sale Date: 21/12/2018

Distance from Property: 4.1km



62 CHAPPLE ST, CALIFORNIA GULLY, VIC 3556



Sale Price

\$124,950

Sale Date: 15/05/2019

Distance from Property: 2.9km



7 CECIL ST, NORTH BENDIGO, VIC 3550



Sale Price

\$124,000

Sale Date: 22/02/2019

Distance from Property: 2.8km



This report has been compiled on 01/04/2020 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2020 - 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

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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3 BELL STREET, IRONBARK, VIC 3550

Indicative selling price

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

Price Range:

\$115,000 to \$125,000

Median sale price

Median price

\$109,500

Property type

Vacant Land

Suburb

IRONBARK

Period

01 April 2019 to 31 March 2020

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

100 NORELLE CRES, GOLDEN SQUARE, VIC 3555	\$125,000	21/12/2018
62 CHAPPLE ST, CALIFORNIA GULLY, VIC 3556	\$124,950	15/05/2019
7 CECIL ST, NORTH BENDIGO, VIC 3550	\$124,000	22/02/2019

This Statement of Information was prepared on:

01/04/2020