

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Marks Street, Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$520,000 \$560,000

### Median sale price

Median price

\$580,000

Property type

House

Suburb

Bendigo

Period - From

1<sup>st</sup> April 2022

to

31<sup>st</sup> March 2023

Source

Realestate.com.au

### 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
8 Rowcliffe Street, Quarry Hill	\$575,000	14 <sup>th</sup> October 2022
14 Havlin Street West, Bendigo	\$518,000	03rd October 2022
10 Royal Ave, Kennington	\$550,000	31 <sup>st</sup> October 2022

This Statement of Information was prepared on: 19<sup>th</sup> April 2023