

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

12 Redan Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$230,000

Median sale price

Median price

\$447,000

House

X

Unit

Suburb or locality

Bendigo

Period - From

01/04/2018

to

31/03/2019

Source

REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	19 Hoy St NORTH BENDIGO 3550	\$242,500	10/05/2019
2	40 Cunneen St LONG GULLY 3550	\$230,000	05/03/2019
3	61 Marong Rd GOLDEN SQUARE 3555	\$210,000	23/11/2018

OR

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



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$230,000
Median House Price
Year ending March 2019: \$447,000

Comparable Properties



19 Hoy St NORTH BENDIGO 3550 (REI)

Agent Comments

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Price: \$242,500
Method: Private Sale
Date: 10/05/2019
Rooms: 4
Property Type: House



40 Cunneen St LONG GULLY 3550 (REIVG)

Agent Comments

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Price: \$230,000
Method: Private Sale
Date: 05/03/2019
Rooms: 4
Property Type: House
Land Size: 506 sqm approx



61 Marong Rd GOLDEN SQUARE 3555
(REIVG)

Agent Comments

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Price: \$210,000
Method: Private Sale
Date: 23/11/2018
Rooms: 4
Property Type: House
Land Size: 700 sqm approx