

STATEMENT OF INFORMATION

1/150 HOLDSWORTH ROAD, NORTH BENDIGO, VIC 3550

PREPARED BY KHRISTAN RIMANDO , RAY WHITE BENDIGO

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: 1/150 HOLDSWORTH ROAD, NORTH BENDIGO, VIC 3550

Indicative selling price

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

Price Range: \$375,000 to \$410,000

Median sale price

Median price: \$390,000 Property type: Unit Suburb: NORTH BENDIGO
Period: 01 July 2023 to 30 June 2024 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/18 COMET ST, LONG GULLY, VIC 3550	\$375,000	15/06/2024
3/10 CECIL ST, NORTH BENDIGO, VIC 3550	\$405,000	09/07/2024
4/4 CAROLA CRT, KENNINGTON, VIC 3550	\$395,000	06/05/2024

This Statement of Information was prepared on: 30/09/2024

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Including suburb and
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Indicative selling price

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Price Range: \$375,000 to \$410,000


Median sale price

Median price: \$390,000

Property type: Unit

Suburb: NORTH BENDIGO

Period: 01 July 2023 to 30 June 2024

Source: 

Comparable property sales

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Address of comparable property	Price	Date of sale
4/2-4 KIRBY ST, GOLDEN SQUARE, VIC 3555	\$375,000	01/05/2024
3/10 CECIL ST, NORTH BENDIGO, VIC 3550	\$405,000	09/07/2024
1/27 LITTLE BREEN ST, QUARRY HILL, VIC 3550	\$395,000	11/04/2024

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4/150 HOLDSWORTH ROAD, NORTH BENDIGO, VIC 3550


Indicative selling price

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Price Range: \$375,000 to \$410,000

Median sale price

Median price: \$390,000 Property type: Unit Suburb: NORTH BENDIGO

Period: 01 July 2023 to 30 June 2024 Source: 

Comparable property sales

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Address of comparable property	Price	Date of sale
3/18 COMET ST, LONG GULLY, VIC 3550	\$375,000	15/06/2024
3/20 GLENCOE ST, KENNINGTON, VIC 3550	\$396,000	20/05/2024
1/13 THOMPSON CRES, KENNINGTON, VIC 3550	\$405,000	14/05/2024

This Statement of Information was prepared on: 30/09/2024

STATEMENT OF INFORMATION

5/150 HOLDSWORTH ROAD, NORTH BENDIGO, VIC 3550

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Median sale price

Median price: \$390,000

Property type: Unit

Suburb: NORTH BENDIGO

Period: 01 July 2023 to 30 June 2024

Source: 

Comparable property sales

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Address of comparable property	Price	Date of sale
2/7 CALEB CL, GOLDEN SQUARE, VIC 3555	\$377,000	17/04/2024
3/10 CECIL ST, NORTH BENDIGO, VIC 3550	\$405,000	09/07/2024
39A WOOD ST, LONG GULLY, VIC 3550	\$390,000	19/04/2024

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