### Sections 47AF of the Estate Agents Act 1980

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The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

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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.

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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

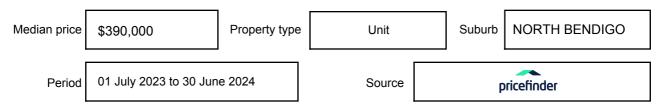
### Indicative selling price

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

Price Range:

\$375,000 to \$410,000

### Median sale price



#### **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/





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### Property offered for sale

Address Including suburb and postcode

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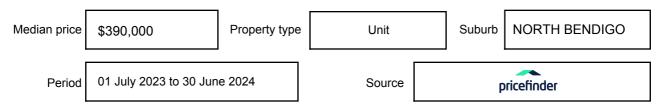
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\$375,000 to \$410,000

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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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30/09/2024



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Address Including suburb and postcode

4/150 HOLDSWORTH ROAD, NORTH BENDIGO, VIC 3550

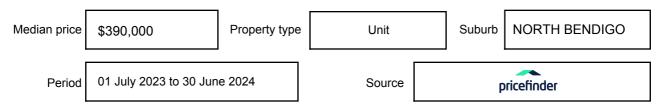
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| Address of comparable property           | Price     | Date of sale |
|--|-----------|--------------|
| 3/18 COMET ST, LONG GULLY, VIC 3550      | \$375,000 | 15/06/2024   |
| 3/20 GLENCOE ST, KENNINGTON, VIC 3550    | \$396,000 | 20/05/2024   |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

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### Property offered for sale

Address Including suburb and postcode

5/150 HOLDSWORTH ROAD, NORTH BENDIGO, VIC 3550

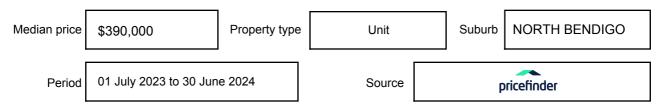
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\$375,000 to \$410,000

### Median sale price



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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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