

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

18 Buckley Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$705,000 Property Type House Suburb Bendigo

Period - From 01/04/2022 to 30/06/2022 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 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
1	2 McGowan St LONG GULLY 3550	\$542,500	06/06/2022
2	171 Upper California Gully Rd CALIFORNIA GULLY 3556	\$540,000	30/06/2022
3	15 Violet St EAGLEHAWK 3556	\$500,000	22/06/2022

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 18 months.~~

This Statement of Information was prepared on:

12/09/2022 11:13



3 1 2

Property Type: House
Land Size: 1269 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
June quarter 2022: \$705,000

Comparable Properties



2 McGowan St LONG GULLY 3550 (REI/VG)

Agent Comments

5 2 1

Price: \$542,500
Method: Private Sale
Date: 06/06/2022
Property Type: House
Land Size: 890 sqm approx



171 Upper California Gully Rd CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

3 1 2

Price: \$540,000
Method: Private Sale
Date: 30/06/2022
Property Type: House
Land Size: 1495 sqm approx



15 Violet St EAGLEHAWK 3556 (REI)

Agent Comments

4 2 4

Price: \$500,000
Method: Private Sale
Date: 22/06/2022
Property Type: House
Land Size: 1000 sqm approx