

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

65 Miller Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$310,000

&

\$340,000

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	3 Townsend St KENNINGTON 3550	\$320,000	25/01/2018
2	167 St Aidans Rd KENNINGTON 3550	\$315,000	26/07/2018
3	40 Somerville St FLORA HILL 3550	\$313,000	11/09/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median House Price
Year ending March 2019: \$447,000

Comparable Properties



3 Townsend St KENNINGTON 3550 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 25/01/2018
Rooms: 4
Property Type: House
Land Size: 491 sqm approx



167 St Aidans Rd KENNINGTON 3550 (REI/VG)

Agent Comments

3 1 -

Price: \$315,000
Method: Private Sale
Date: 26/07/2018
Rooms: 5
Property Type: House
Land Size: 1088 sqm approx



40 Somerville St FLORA HILL 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$313,000
Method: Private Sale
Date: 11/09/2018
Rooms: 4
Property Type: House
Land Size: 520 sqm approx