

## 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

19 Stewart Street, North Bendigo Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$287,000

&

\$315,000

#### Median sale price

Median price \$315,000

House

X

Unit

Suburb or locality North Bendigo

Period - From 01/10/2017

to

30/09/2018

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	76 Bannister St NORTH BENDIGO 3550	\$310,000	20/02/2018
2	57 Nolan St NORTH BENDIGO 3550	\$305,000	23/05/2018
3	54 Nolan St NORTH BENDIGO 3550	\$295,000	26/04/2018

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.

19 Stewart Street, North Bendigo Vic 3550



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3   1   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 547 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$287,000 - \$315,000

**Median House Price**

Year ending September 2018: \$315,000

## Comparable Properties

**76 Bannister St NORTH BENDIGO 3550 (VG)**

**Agent Comments**

3   -   -

**Price:** \$310,000  
**Method:** Sale  
**Date:** 20/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 583 sqm approx



**57 Nolan St NORTH BENDIGO 3550 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 23/05/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 798 sqm approx



**54 Nolan St NORTH BENDIGO 3550 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 26/04/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 627 sqm approx