

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 and
postcode

73A POWELLS AVENUE EAST BENDIGO VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$775,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Commercial

Suburb

East Bendigo

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

6 MCIVOR COURT KENNINGTON VIC 3550	\$790,000	27-Feb-24
6 ELWOOD STREET GOLDEN SQUARE VIC 3555	\$820,000	28-Mar-24
21 LEE STREET KANGAROO FLAT VIC 3555	\$800,000	10-Feb-24

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: 23 July 2024



**6 MCIVOR COURT KENNINGTON
VIC 3550**

4 2 2

Sold Price **\$790,000** Sold Date **27-Feb-24**

Distance **1.52km**



**6 ELWOOD STREET GOLDEN
SQUARE VIC 3555**

4 3 2

Sold Price **\$820,000** Sold Date **28-Mar-24**

Distance **5.88km**



**21 LEE STREET KANGAROO FLAT
VIC 3555**

4 2 2

Sold Price **\$800,000** Sold Date **10-Feb-24**

Distance **9.94km**

RS = Recent sale UN = Undisclosed Sale

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