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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	sale				
Address Including suburb and postcode	91B Holdsworth	Road, North I	Bendigo Vic 359	50	
Indicative selling prid	e				
For the meaning of this p	orice see consum	ner.vic.gov.au/	underquoting		
Range between \$395,	000	&	\$425,000		
Median sale price					
Median price \$311,50	00 House	ΧU	nit	Suburb	North Bendigo
Period - From 01/04/2	018 to 30	/06/2018	Source	REIV	
Comparable property	sales (*Delete	A or B belo	w as applical	ole)	

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	40 Bakewell St NORTH BENDIGO 3550	\$410,000	09/04/2018
2	21 Afton St NORTH BENDIGO 3550	\$405,000	22/02/2018
3	408 Napier St WHITE HILLS 3550	\$385,000	23/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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