

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

277 King Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$299,000 & \$319,000

Median sale price

Median price \$445,000 Property Type House Suburb Bendigo

Period - From 25/11/2019 to 24/11/2020 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	140 King St BENDIGO 3550	\$350,000	04/06/2020
2	71 King St BENDIGO 3550	\$345,000	01/10/2019
3	81 King St BENDIGO 3550	\$330,000	05/05/2020

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:

25/11/2020 10:59



Property Type: house

Land Size: 354 sqm approx

Agent Comments

Indicative Selling Price

\$299,000 - \$319,000

Median House Price

25/11/2019 - 24/11/2020: \$445,000

Comparable Properties

140 King St BENDIGO 3550 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 04/06/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 436 sqm approx



71 King St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 01/10/2019

Rooms: 4

Property Type: House

Land Size: 250 sqm approx



81 King St BENDIGO 3550 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 05/05/2020

Property Type: House on commercial land

Land Size: 330 sqm approx