

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

1/86 Marong Road, Bendigo Vic 3550

Indicative selling price

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

Range between \$379,000 & \$399,000

Median sale price

Median price \$587,500 House X Unit Suburb or locality Bendigo

Period - From 01/04/2018 to 30/06/2018 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	31a Pallett St GOLDEN SQUARE 3555	\$450,000	22/12/2017
2	1/35 Pallett St GOLDEN SQUARE 3555	\$404,000	09/05/2017
3	1/3 Shamrock St GOLDEN SQUARE 3555	\$395,000	29/06/2018

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
\$379,000 - \$399,000
Median House Price
June quarter 2018: \$587,500

Comparable Properties



31a Pallett St GOLDEN SQUARE 3555 (REI/VG) Agent Comments

4 2 2

Price: \$450,000
Method: Private Sale
Date: 22/12/2017
Rooms: 6
Property Type: House
Land Size: 370 sqm approx



1/35 Pallett St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 2 2

Price: \$404,000
Method: Private Sale
Date: 09/05/2017
Rooms: 5
Property Type: House



1/3 Shamrock St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 2 2

Price: \$395,000
Method: Private Sale
Date: 29/06/2018
Rooms: 5
Property Type: House
Land Size: 300 sqm approx