

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 Shorter Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$549,500

Median sale price

Median price

\$635,000

Property Type

House

Suburb

Bendigo

Period - From

01/01/2021

to

31/03/2021

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
1 187 King St BENDIGO 3550	\$520,000	17/12/2020
2 97 Olinda St QUARRY HILL 3550	\$525,000	19/11/2020
3 36 Wattle St BENDIGO 3550	\$555,000	23/09/2020

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:

14/05/2021 10:49



Rooms: 10

Property Type: Block of Units

Agent Comments

Indicative Selling Price

\$549,500

Median House Price

March quarter 2021: \$635,000

Comparable Properties



187 King St BENDIGO 3550 (VG)

Agent Comments



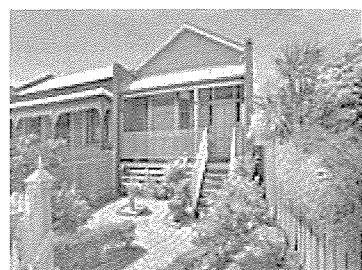
Price: \$520,000

Method: Sale

Date: 17/12/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 633 sqm approx



97 Olinda St QUARRY HILL 3550 (REI/VG)

Agent Comments



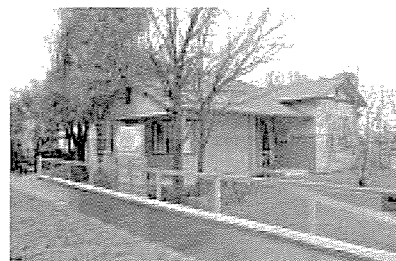
Price: \$525,000

Method: Private Sale

Date: 19/11/2020

Property Type: House

Land Size: 300 sqm approx



36 Wattle St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 23/09/2020

Property Type: Office

Land Size: 564 sqm approx