

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

10 Mccoll Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Bendigo

Period - From

01/04/2022

to

30/06/2022

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	25 Mackenzie St.W GOLDEN SQUARE 3555	\$445,000	23/05/2022
2	108 Holdsworth Rd NORTH BENDIGO 3550	\$440,000	18/07/2022
3	11 Ironbark Rd BENDIGO 3550	\$420,000	14/02/2022

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:

08/08/2022 10:57



3 1 2

Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$425,000
Median House Price
June quarter 2022: \$705,000

Comparable Properties



25 Mackenzie St.W GOLDEN SQUARE 3555 (REI)

Agent Comments

3 1 1

Price: \$445,000
Method: Private Sale
Date: 23/05/2022
Property Type: House
Land Size: 624 sqm approx



108 Holdsworth Rd NORTH BENDIGO 3550 (REI)

Agent Comments

3 1 1

Price: \$440,000
Method: Private Sale
Date: 18/07/2022
Property Type: House
Land Size: 461 sqm approx



11 Ironbark Rd BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$420,000
Method: Private Sale
Date: 14/02/2022
Property Type: House
Land Size: 659 sqm approx

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