

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

100 Wattle Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$538,500

Property Type

House

Suburb

Bendigo

Period - From

01/01/2020

to

31/12/2020

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	144 Barnard St BENDIGO 3550	\$780,000	29/05/2020
2	18 Rowan St BENDIGO 3550	\$770,000	12/01/2021
3	113 Wattle St BENDIGO 3550	\$770,000	09/07/2020

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:

08/02/2021 15:29



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 514 sqm approx
Agent Comments

Indicative Selling Price
\$795,000

Median House Price
Year ending December 2020: \$538,500

Comparable Properties



144 Barnard St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 29/05/2020
Rooms: 6
Property Type: House
Land Size: 477 sqm approx



18 Rowan St BENDIGO 3550 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 12/01/2021
Property Type: House
Land Size: 450 sqm approx



113 Wattle St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 09/07/2020
Rooms: 5
Property Type: House
Land Size: 407 sqm approx