

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

102 Baxter Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$649,000 & \$669,000

Median sale price

Median price \$656,500 Property Type House Suburb Bendigo

Period - From 01/07/2022 to 30/06/2023 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	28 Buckley St BENDIGO 3550	\$680,000	13/09/2023
2	21 Baxter St BENDIGO 3550	\$680,000	24/03/2022
3	76 Vine St BENDIGO 3550	\$675,000	22/06/2023

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:

19/09/2023 15:07



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$649,000 - \$669,000

Median House Price

Year ending June 2023: \$656,500

Comparable Properties



28 Buckley St BENDIGO 3550 (REI)

Agent Comments

3 1 4

Price: \$680,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 584 sqm approx



21 Baxter St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$680,000

Method: Private Sale

Date: 24/03/2022

Property Type: House

Land Size: 508 sqm approx



76 Vine St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 -

Price: \$675,000

Method: Private Sale

Date: 22/06/2023

Property Type: House

Land Size: 382 sqm approx