

# 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

103 Wills Street, Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$930,000 & \$950,000

### Median sale price

Median price \$690,000 Property Type House Suburb Bendigo

Period - From 01/01/2022 to 31/12/2022 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 | 114 Queen St BENDIGO 3550      | \$1,200,000 | 12/07/2022   |
| 2 | 66 Garsed St BENDIGO 3550      | \$1,050,000 | 12/12/2022   |
| 3 | 105 Williamson St BENDIGO 3550 | \$837,500   | 10/10/2022   |

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:

22/02/2023 14:35



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**Property Type:** House  
**Land Size:** 676 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$930,000 - \$950,000  
**Median House Price**  
Year ending December 2022: \$690,000

## Comparable Properties

114 Queen St BENDIGO 3550 (VG)

**Agent Comments**

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**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 12/07/2022  
**Property Type:** Office (Com)  
**Land Size:** 693 sqm approx



66 Garsed St BENDIGO 3550 (VG)

**Agent Comments**

1 - -

**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 12/12/2022  
**Property Type:** Office (Com)  
**Land Size:** 748 sqm approx

105 Williamson St BENDIGO 3550 (VG)

**Agent Comments**

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**Price:** \$837,500  
**Method:** Sale  
**Date:** 10/10/2022  
**Property Type:** Office (Com)  
**Land Size:** 432 sqm approx