

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

104 Violet Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$229,000

&

\$249,000

Median sale price

Median price \$391,000

House

X

Unit

Suburb Bendigo

Period - From 01/07/2018

to

30/09/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	16 Miller St KENNINGTON 3550	\$230,000	05/07/2018
2	57 Honeysuckle St BENDIGO 3550	\$217,000	21/07/2018
3	10/25 Somerville St FLORA HILL 3550	\$210,000	21/08/2018

OR

- B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

104 Violet Street, Bendigo Vic 3550



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Indicative Selling Price

\$229,000 - \$249,000

Median House Price

September quarter 2018: \$391,000



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



16 Miller St KENNINGTON 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$230,000

Method: Private Sale

Date: 05/07/2018

Rooms: 3

Property Type: House

Land Size: 350 sqm approx



57 Honeysuckle St BENDIGO 3550 (REI/VG)

Agent Comments

2 1 486

Price: \$217,000

Method: Auction Sale

Date: 21/07/2018

Rooms: 3

Property Type: House (Res)

Land Size: 485 sqm approx



10/25 Somerville St FLORA HILL 3550 (VG)

Agent Comments

3 - -

Price: \$210,000

Method: Sale

Date: 21/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)