

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

110 Wills Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$895,000

&

\$980,000

Median sale price

Median price \$707,000

Property Type House

Suburb Bendigo

Period - From 01/07/2021

to 30/09/2021

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.

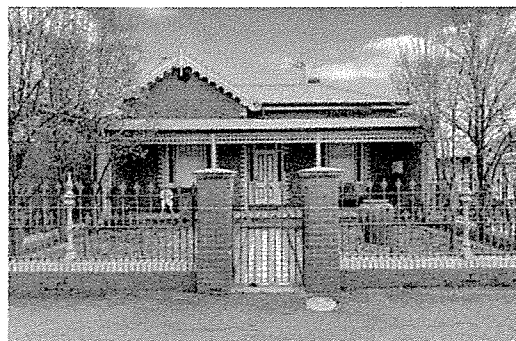
	Address of comparable property	Price	Date of sale
1	55 Hopetoun St BENDIGO 3550	\$950,000	26/03/2021
2	172 Wattle St BENDIGO 3550	\$945,000	14/01/2021
3	29 Myrtle St BENDIGO 3550	\$940,000	29/07/2020

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:

10/11/2021 12:29

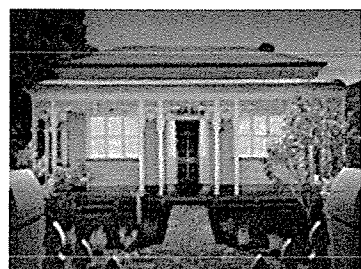


4 2 0

Property Type: House
Land Size: 440 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$980,000
Median House Price
September quarter 2021: \$707,000

Comparable Properties



55 Hopetoun St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000
Method: Sold Before Auction
Date: 26/03/2021
Property Type: House (Res)
Land Size: 823 sqm approx

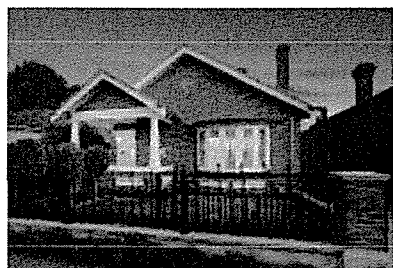


172 Wattle St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 -

Price: \$945,000
Method: Private Sale
Date: 14/01/2021
Property Type: House
Land Size: 484 sqm approx



29 Myrtle St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 1

Price: \$940,000
Method: Private Sale
Date: 29/07/2020
Rooms: 6
Property Type: House
Land Size: 685 sqm approx