

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

116 Casey Street, East Bendigo Vic 3550

Indicative selling price

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

Range between \$298,500 & \$328,000

Median sale price

Median price \$349,000

Property Type House

Suburb East Bendigo

Period - From 01/07/2019

to 30/06/2020

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.

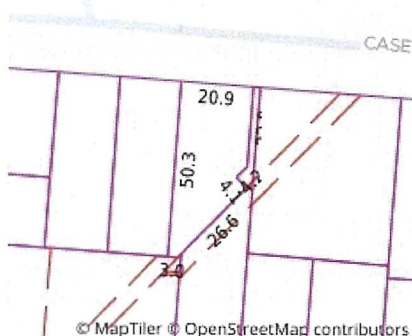
	Address of comparable property	Price	Date of sale
1	40 Casey St EAST BENDIGO 3550	\$335,000	29/11/2019
2	11 Steane St KENNINGTON 3550	\$308,000	21/10/2019
3	9 Casey St EAST BENDIGO 3550	\$305,000	30/07/2020

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:

03/08/2020 15:27



Property Type:
Agent Comments

Indicative Selling Price
\$298,500 - \$328,000
Median House Price
Year ending June 2020: \$349,000

Comparable Properties



40 Casey St EAST BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 29/11/2019
Rooms: 5
Property Type: House
Land Size: 706 sqm approx

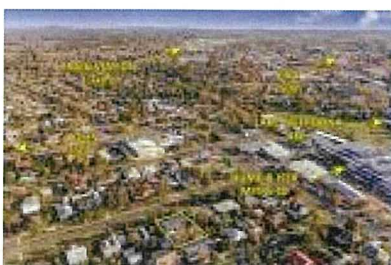


11 Steane St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$308,000
Method: Private Sale
Date: 21/10/2019
Property Type: House
Land Size: 390 sqm approx



9 Casey St EAST BENDIGO 3550 (REI)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 30/07/2020
Rooms: 4
Property Type: House
Land Size: 506 sqm approx