

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

12 Cornish Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$697,517 Property Type House Suburb Bendigo

Period - From 01/04/2022 to 31/03/2023 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	13 Magpie St NORTH BENDIGO 3550	\$355,000	09/05/2022
2	19 Hoy St NORTH BENDIGO 3550	\$350,000	22/03/2023
3	1 Semmens St LONG GULLY 3550	\$350,000	23/11/2022

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:

13/07/2023 12:05



Property Type: House (Previously Occupied - Detached)
Land Size: 697 sqm approx
 Agent Comments

Indicative Selling Price
 \$330,000 - \$360,000
Median House Price
 Year ending March 2023: \$697,517

Comparable Properties



13 Magpie St NORTH BENDIGO 3550 (REI/VG) Agent Comments



Price: \$355,000
Method: Private Sale
Date: 09/05/2022
Property Type: House
Land Size: 583 sqm approx



19 Hoy St NORTH BENDIGO 3550 (VG) Agent Comments



Price: \$350,000
Method: Sale
Date: 22/03/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 612 sqm approx



1 Semmens St LONG GULLY 3550 (REI) Agent Comments



Price: \$350,000
Method: Private Sale
Date: 23/11/2022
Property Type: House
Land Size: 334 sqm approx

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