

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 126 Williamson Street, Bendigo Vic 3550
Including suburb or locality and postcode

Indicative selling price

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

Range between \$595,000 & \$630,000

Median sale price

Median price \$650,000 Property Type House Suburb Bendigo

Period - From 01/04/2021 to 31/03/2022 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
1 194 King St BENDIGO 3550	\$625,000	22/01/2022
2 151 Queen St BENDIGO 3550	\$620,000	12/01/2022
3 193 Mccrae St BENDIGO 3550	\$615,000	08/11/2021

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: 14/06/2022 12:19



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Rooms: 4
Property Type: House
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$630,000
Median House Price
Year ending March 2022: \$650,000

Comparable Properties



194 King St BENDIGO 3550 (REI/VG)

Agent Comments

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Price: \$625,000
Method: Private Sale
Date: 22/01/2022
Property Type: House
Land Size: 201 sqm approx



151 Queen St BENDIGO 3550 (REI)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 12/01/2022
Property Type: House
Land Size: 260 sqm approx



193 McCrae St BENDIGO 3550 (VG)

Agent Comments

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Price: \$615,000
Method: Sale
Date: 08/11/2021
Property Type: House - Terrace
Land Size: 552 sqm approx