

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

17 Atkins Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$409,000 & \$429,900

Median sale price

Median price \$480,000 Property Type House Suburb North Bendigo

Period - From 01/10/2022 to 30/09/2023 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	29 Anderson St BENDIGO 3550	\$425,000	10/10/2023
2	218 Mackenzie St GOLDEN SQUARE 3555	\$425,000	13/10/2023
3	217 Forest St BENDIGO 3550	\$425,000	19/08/2023

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.~~

This Statement of Information was prepared on:

31/10/2023 09:37



3 2 2

Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
\$409,000 - \$429,900
Median House Price
Year ending September 2023: \$480,000

Comparable Properties



29 Anderson St BENDIGO 3550 (REI)

Agent Comments

3 1 2

Price: \$425,000
Method: Private Sale
Date: 10/10/2023
Property Type: House
Land Size: 640 sqm approx



218 Mackenzie St GOLDEN SQUARE 3555 (REI)

Agent Comments

3 1 2

Price: \$425,000
Method: Private Sale
Date: 13/10/2023
Property Type: House



217 Forest St BENDIGO 3550 (REI)

Agent Comments

3 2 4

Price: \$425,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 379 sqm approx