

# 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

171 Lloyd Street, East Bendigo Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$325,000

#### Median sale price

Median price \$318,000 House X Unit Suburb or locality East Bendigo

Period - From 01/01/2018 to 31/12/2018 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 eighteen 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	7 Solomon St EAST BENDIGO 3550	\$320,000	07/01/2019
2	65 Day St EAST BENDIGO 3550	\$320,000	21/02/2018
3	10 Brooke Ct EAST BENDIGO 3550	\$305,000	22/05/2018

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 eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 501 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$325,000

**Median House Price**

Year ending December 2018: \$318,000

## Comparable Properties



**7 Solomon St EAST BENDIGO 3550 (REI/VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Private Sale

**Date:** 07/01/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 386 sqm approx



**65 Day St EAST BENDIGO 3550 (REI/VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Private Sale

**Date:** 21/02/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 354 sqm approx



**10 Brooke Ct EAST BENDIGO 3550 (REI/VG)**

**Agent Comments**



**Price:** \$305,000

**Method:** Private Sale

**Date:** 22/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 401 sqm approx