

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

179 Lloyd Street, East Bendigo Vic 3550

Indicative selling price

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

Range between \$560,000

&

\$575,000

Median sale price

Median price \$580,000

Property Type House

Suburb East Bendigo

Period - From 01/07/2022

to 30/09/2022

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	207 Lloyd St EAST BENDIGO 3550	\$545,000	21/09/2022
2	23 Plante Ct STRATHDALE 3550	\$545,000	30/11/2022
3	17 Harpin PI EAST BENDIGO 3550	\$530,000	15/11/2022

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:

09/01/2023 20:50



3 1 1

Property Type: House
Land Size: 429 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$575,000
Median House Price
September quarter 2022: \$580,000

Comparable Properties

207 Lloyd St EAST BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$545,000
Method: Sale
Date: 21/09/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 509 sqm approx



23 Plante Ct STRATHDALE 3550 (REI)

Agent Comments

3 1 2

Price: \$545,000
Method: Private Sale
Date: 30/11/2022
Property Type: House
Land Size: 836 sqm approx



17 Harpin Pl EAST BENDIGO 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$530,000
Method: Private Sale
Date: 15/11/2022
Property Type: House
Land Size: 452.35 sqm approx