

# 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

19 Jennings 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 \$319,000

### Median sale price

Median price \$365,000

Property Type House

Suburb East Bendigo

Period - From 25/10/2018

to 24/10/2019

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 | 3 Mccurrach PI EAST BENDIGO 3550 | \$340,000 | 13/05/2019   |
| 2 | 29 Murphy St KENNINGTON 3550     | \$330,000 | 13/09/2019   |
| 3 | 40 Powells Av STRATHDALE 3550    | \$320,000 | 31/07/2019   |

**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:

25/10/2019 14:44



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**Property Type:** House  
**Land Size:** 483 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$319,000

**Median House Price**  
25/10/2018 - 24/10/2019: \$365,000

## Comparable Properties



**3 Mccurrach PI EAST BENDIGO 3550 (VG)**

**Agent Comments**

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**Price:** \$340,000  
**Method:** Sale  
**Date:** 13/05/2019  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx



**29 Murphy St KENNINGTON 3550 (REI)**

**Agent Comments**

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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 13/09/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 660 sqm approx



**40 Powells Av STRATHDALE 3550 (REI/VG)**

**Agent Comments**

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**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 31/07/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 670 sqm approx