

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 Stewart Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$287,000

&

\$315,000

Median sale price

Median price \$315,000

House

X

Unit

Suburb or locality North Bendigo

Period - From 01/10/2017

to

30/09/2018

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	76 Bannister St NORTH BENDIGO 3550	\$310,000	20/02/2018
2	57 Nolan St NORTH BENDIGO 3550	\$305,000	23/05/2018
3	54 Nolan St NORTH BENDIGO 3550	\$295,000	26/04/2018

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.

19 Stewart Street, North Bendigo Vic 3550



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3 1 2

Rooms:
Property Type: House
Land Size: 547 sqm approx
Agent Comments

Indicative Selling Price
\$287,000 - \$315,000
Median House Price
Year ending September 2018: \$315,000

Comparable Properties

76 Bannister St NORTH BENDIGO 3550 (VG) **Agent Comments**

3 - -

Price: \$310,000
Method: Sale
Date: 20/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 583 sqm approx



57 Nolan St NORTH BENDIGO 3550 (REI/VG) **Agent Comments**

3 1 2

Price: \$305,000
Method: Private Sale
Date: 23/05/2018
Rooms: 5
Property Type: House
Land Size: 798 sqm approx



54 Nolan St NORTH BENDIGO 3550 (REI/VG) **Agent Comments**

3 1 1

Price: \$295,000
Method: Private Sale
Date: 26/04/2018
Rooms: 4
Property Type: House
Land Size: 627 sqm approx