

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

197 Arnold Street, North Bendigo Vic 3550

Indicative selling price

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

Range between

\$380,000

&

\$400,000

Median sale price

Median price

\$410,000

Property Type

House

Suburb

North Bendigo

Period - From

06/04/2020

to

05/04/2021

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	438 Napier St WHITE HILLS 3550	\$400,000	01/01/2021
2	44 Nolan St NORTH BENDIGO 3550	\$400,000	17/09/2020
3	22 Galvin St BENDIGO 3550	\$395,000	17/07/2020

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:

06/04/2021 16:43



3 1 3

Rooms: 4
Property Type: House
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$380,000 - \$400,000
Median House Price
06/04/2020 - 05/04/2021: \$410,000

Comparable Properties



438 Napier St WHITE HILLS 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$400,000
Method: Private Sale
Date: 01/01/2021
Property Type: House
Land Size: 670 sqm approx



44 Nolan St NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$400,000
Method: Private Sale
Date: 17/09/2020
Rooms: 4
Property Type: House
Land Size: 492 sqm approx



22 Galvin St BENDIGO 3550 (VG)

Agent Comments

- - -

Price: \$395,000
Method: Sale
Date: 17/07/2020
Property Type: House (Res)
Land Size: 350 sqm approx