

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

2/9 Sutton Court, East Bendigo Vic 3550

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$435,000 Property Type Unit Suburb East Bendigo

Period - From 25/07/2021 to 24/07/2022 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.

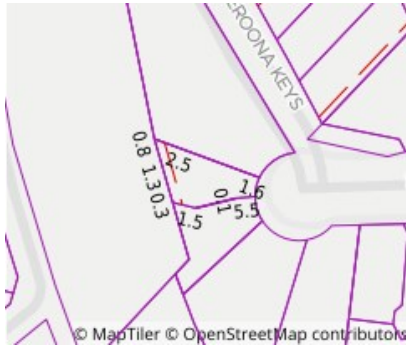
	Address of comparable property	Price	Date of sale
1	3/24 Prouses Rd NORTH BENDIGO 3550	\$375,000	28/10/2021
2	2/21a Nish St FLORA HILL 3550	\$349,000	02/04/2022
3	1/63 Hopetoun St BENDIGO 3550	\$340,000	10/02/2022

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:

25/07/2022 12:20



Property Type:
Agent Comments

Indicative Selling Price
\$340,000 - \$360,000
Median Unit Price
25/07/2021 - 24/07/2022: \$435,000

Comparable Properties



3/24 Prouses Rd NORTH BENDIGO 3550 (VG) Agent Comments



Price: \$375,000
Method: Sale
Date: 28/10/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/21a Nish St FLORA HILL 3550 (REI/VG) Agent Comments



Price: \$349,000
Method: Private Sale
Date: 02/04/2022
Property Type: Unit



1/63 Hopetoun St BENDIGO 3550 (REI/VG) Agent Comments



Price: \$340,000
Method: Private Sale
Date: 10/02/2022
Property Type: Unit
Land Size: 90 sqm approx

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