

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 Swan Street, North Bendigo Vic 3550

Indicative selling price

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

Single price \$195,000

Median sale price

Median price \$345,000 House ☒ Unit ☐ Suburb or locality North Bendigo

Period - From 01/10/2018 to 31/12/2018 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	21 Magpie St NORTH BENDIGO 3550	\$186,239	08/08/2017
2	20 Magpie St NORTH BENDIGO 3550	\$181,000	28/11/2017
3	55 Smith St NORTH BENDIGO 3550	\$178,000	10/01/2018

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.

2 Swan Street, North Bendigo Vic 3550



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Indicative Selling Price
\$195,000

Median House Price
December quarter 2018: \$345,000



3 1 0

Rooms:
Property Type: House
Land Size: 668 sqm approx
Agent Comments

Comparable Properties



21 Magpie St NORTH BENDIGO 3550 (REI/VG) **Agent Comments**

3 1 1

Price: \$186,239
Method: Private Sale
Date: 08/08/2017
Rooms: 4
Property Type: House
Land Size: 581 sqm approx



20 Magpie St NORTH BENDIGO 3550 (REI/VG) **Agent Comments**

3 1 1

Price: \$181,000
Method: Private Sale
Date: 28/11/2017
Rooms: 4
Property Type: House
Land Size: 850 sqm approx

55 Smith St NORTH BENDIGO 3550 (VG) **Agent Comments**

2 - -

Price: \$178,000
Method: Sale
Date: 10/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 845 sqm approx