

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20/116 Holdsworth Road, North Bendigo Vic 3550

Indicative selling price

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

Range between \$275,000 & \$295,000

Median sale price

Median price \$302,500 Property Type Unit Suburb North Bendigo

Period - From 03/03/2020 to 02/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	4/116 Holdsworth Rd NORTH BENDIGO 3550	\$295,250	17/02/2021
2	4/39a Kirkwood Rd EAGLEHAWK 3556	\$287,000	14/12/2020
3	5/14 Michelsen St NORTH BENDIGO 3550	\$270,000	25/01/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/03/2021 19:17



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$275,000 - \$295,000

Median Unit Price

03/03/2020 - 02/03/2021: \$302,500

Comparable Properties



4/116 Holdsworth Rd NORTH BENDIGO 3550 (REI)

Agent Comments

2 1 1

Price: \$295,250

Method: Private Sale

Date: 17/02/2021

Property Type: Unit

Land Size: 228 sqm approx

4/39a Kirkwood Rd EAGLEHAWK 3556 (VG)

Agent Comments

2 - -

Price: \$287,000

Method: Sale

Date: 14/12/2020

Property Type: Strata Unit/Flat



5/14 Michelsen St NORTH BENDIGO 3550 (REI)

Agent Comments

2 1 1

Price: \$270,000

Method: Private Sale

Date: 25/01/2021

Property Type: Unit

Land Size: 224 sqm approx