

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

214 Forest Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$635,000

Property Type

House

Suburb

Bendigo

Period - From

01/01/2021

to

31/03/2021

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	1 Russell St QUARRY HILL 3550	\$450,000	13/04/2021
2	49 Little Breen St QUARRY HILL 3550	\$447,000	23/12/2020
3	184 Mccrae St BENDIGO 3550	\$450,000	17/12/2020

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:

27/06/2021 19:01



2 1 1

Property Type:
Agent Comments

Indicative Selling Price

\$449,000

Median House Price

March quarter 2021: \$635,000

Comparable Properties

1 Russell St QUARRY HILL 3550 (VG)

Agent Comments

2 - -

Price: \$450,000

Method: Sale

Date: 13/04/2021

Property Type: House (Res)

Land Size: 173 sqm approx



49 Little Breen St QUARRY HILL 3550 (VG)

Agent Comments

2 - -

Price: \$447,000

Method: Sale

Date: 23/12/2020

Property Type: House (Res)

Land Size: 188 sqm approx



184 McCrae St BENDIGO 3550 (REI/VG)

Agent Comments

2 1 2

Price: \$450,000

Method: Private Sale

Date: 17/12/2020

Property Type: House

Land Size: 230 sqm approx