

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

22 Sydenham Ave, North Bendigo Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$540,000

&

\$580,000

Median sale price

Median price

\$ 492,500

Property type

Residential

Suburb

North Bendigo

Period - From

April 2024

to

March 2025

Source

Realestate.com

Comparable property sales

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

205 Holdsworth Road North Bendigo	\$600,000	21/02/2025
10 Sydenham Ave North Bendigo	\$531,000	17/2/2025
12 Miami Court North Bendigo	\$580,000	11/11/2024

This Statement of Information was prepared on: 05/05/2025