

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 Thunder Street, North Bendigo Vic 3550

Indicative selling price

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

Range between

\$599,000

&

\$619,000

Median sale price

Median price

\$440,000

Property Type

House

Suburb

North Bendigo

Period - From

01/04/2021

to

30/06/2021

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	2 Mafeking St KENNINGTON 3550	\$605,000	10/04/2021
2	21 Stewart St NORTH BENDIGO 3550	\$605,000	01/11/2020
3	23 Bayne St NORTH BENDIGO 3550	\$585,000	12/03/2021

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:

26/09/2021 18:54



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Property Type: House
Land Size: 850m2 (Approx) sqm approx
Agent Comments

Indicative Selling Price
\$599,000 - \$619,000
Median House Price
June quarter 2021: \$440,000

Comparable Properties



2 Mafeking St KENNINGTON 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$605,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 1050 sqm approx



21 Stewart St NORTH BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$605,000
Method: Sale
Date: 01/11/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 1300 sqm approx



23 Bayne St NORTH BENDIGO 3550 (REI)

Agent Comments

2 2 6

Price: \$585,000
Method: Private Sale
Date: 12/03/2021
Property Type: House
Land Size: 1174 sqm approx