

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

242 Holdsworth Road, North Bendigo Vic 3550

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$507,500

Property Type

House

Suburb

North Bendigo

Period - From

27/03/2022

to

26/03/2023

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	30 Campbell St EAGLEHAWK 3556	\$530,000	05/12/2022
2	195 Holdsworth Rd NORTH BENDIGO 3550	\$520,000	07/02/2022
3	19 Thunder St NORTH BENDIGO 3550	\$515,000	05/02/2023

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:

27/03/2023 12:17



3 2 3

Property Type: House
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$529,000

Median House Price
27/03/2022 - 26/03/2023: \$507,500

Comparable Properties



30 Campbell St EAGLEHAWK 3556 (REI/VG)

Agent Comments

4 1 2

Price: \$530,000
Method: Private Sale
Date: 05/12/2022
Property Type: House
Land Size: 1265 sqm approx



195 Holdsworth Rd NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$520,000
Method: Private Sale
Date: 07/02/2022
Property Type: House
Land Size: 1306 sqm approx



19 Thunder St NORTH BENDIGO 3550 (REI)

Agent Comments

3 1 2

Price: \$515,000
Method: Private Sale
Date: 05/02/2023
Property Type: House
Land Size: 762 sqm approx