

# 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

27 Mill Street, Bendigo Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$845,000 & \$895,000

#### Median sale price

Median price \$377,500 House ☒ Unit ☐ Suburb or locality Bendigo

Period - From 01/04/2017 to 31/03/2018 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 eighteen 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	13 Anderson St BENDIGO 3550	\$875,000	23/06/2017
2	35 Reginald St QUARRY HILL 3550	\$865,000	07/05/2018
3	27 Elwood Dr STRATHDALE 3550	\$820,000	19/03/2018

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 eighteen months.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$845,000 - \$895,000  
**Median House Price**  
Year ending March 2018: \$377,500

## Comparable Properties



**13 Anderson St BENDIGO 3550 (VG)**

**Agent Comments**



**Price:** \$875,000  
**Method:** Sale  
**Date:** 23/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 932 sqm approx



**35 Reginald St QUARRY HILL 3550 (RE/VG)**

**Agent Comments**



**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 07/05/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 787 sqm approx



**27 Elwood Dr STRATHDALE 3550 (RE/VG)**

**Agent Comments**



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 19/03/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1151 sqm approx