

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

3/14 Michelsen Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$196,000 & \$215,000

Median sale price

Median price \$315,000 House X Unit Suburb or locality North Bendigo

Period - From 01/10/2017 to 30/09/2018 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	2/545 Hargreaves St BENDIGO 3550	\$215,000	03/07/2017
2	3/8 Clarke St KENNINGTON 3550	\$210,000	14/08/2018
3	9/12 Ligar St KENNINGTON 3550	\$197,000	13/04/2018

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.

3/14 Michelsen Street, North Bendigo Vic 3550



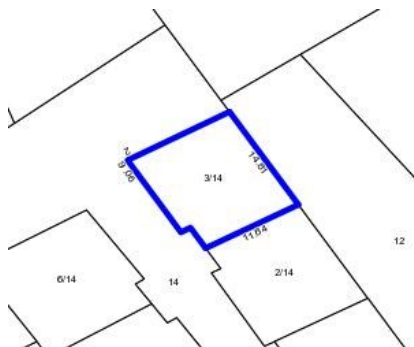
Kaye Lazenby CEA (REIV)
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Indicative Selling Price

\$196,000 - \$215,000

Median House Price

Year ending September 2018: \$315,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/545 Hargreaves St BENDIGO 3550 (VG)

Agent Comments



Price: \$215,000

Method: Sale

Date: 03/07/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3/8 Clarke St KENNINGTON 3550 (VG)

Agent Comments



Price: \$210,000

Method: Sale

Date: 14/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



9/12 Ligar St KENNINGTON 3550 (VG)

Agent Comments



Price: \$197,000

Method: Sale

Date: 13/04/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)