

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

30 Bakewell Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$280,000 & \$290,000

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	23 Edwin St NORTH BENDIGO 3550	\$310,000	13/09/2018
2	93 Holdsworth Rd NORTH BENDIGO 3550	\$297,500	04/12/2017
3	54 Nolan St NORTH BENDIGO 3550	\$295,000	26/04/2018

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.

30 Bakewell Street, North Bendigo Vic 3550



Kaye Lazenby CEA (REIV)
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Indicative Selling Price

\$280,000 - \$290,000

Median House Price

Year ending September 2018: \$315,000



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 861 sqm approx

Agent Comments

Comparable Properties



23 Edwin St NORTH BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$310,000

Method: Sale

Date: 13/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 547 sqm approx



93 Holdsworth Rd NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$297,500

Method: Private Sale

Date: 04/12/2017

Rooms: 4

Property Type: House

Land Size: 570 sqm approx



54 Nolan St NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$295,000

Method: Private Sale

Date: 26/04/2018

Rooms: 4

Property Type: House

Land Size: 627 sqm approx