

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32a Uley Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$670,000

&

\$700,000

Median sale price

Median price \$450,000

Property Type Unit

Suburb Bendigo

Period - From 19/11/2019

to

18/11/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	62 Rowan St BENDIGO 3550	\$705,000	01/06/2020
2	36b Havlin St.W BENDIGO 3550	\$675,000	22/04/2020
3	133 Bridge St BENDIGO 3550	\$650,000	12/08/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/11/2020 15:11



4 2 2

Property Type: House
Land Size: 428 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$700,000
Median Unit Price
19/11/2019 - 18/11/2020: \$450,000

Comparable Properties



62 Rowan St BENDIGO 3550 (VG)

Agent Comments

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Price: \$705,000
Method: Sale
Date: 01/06/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 221 sqm approx



36b Havlin St.W BENDIGO 3550 (REI)

Agent Comments

3 2 2

Price: \$675,000
Method: Private Sale
Date: 22/04/2020
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 174 sqm approx



133 Bridge St BENDIGO 3550 (VG)

Agent Comments

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Price: \$650,000
Method: Sale
Date: 12/08/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 748 sqm approx