

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 and
postcode

37 ARNOLD STREET BENDIGO VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Bendigo

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

49 BAKEWELL STREET NORTH BENDIGO VIC 3550	\$558,000	07-Mar-24
12 AMBER COURT EAST BENDIGO VIC 3550	\$555,000	18-Apr-25
112 FOREST STREET BENDIGO VIC 3550	\$540,000	01-Mar-25

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: 11 June 2025

Brooke Browning
 M 0418 371 837
 E brooke@goggin.com.au



49 BAKEWELL STREET NORTH
BENDIGO VIC 3550

3
 1
 1

Sold Price
 \$558,000
 Sold Date
 07-Mar-24

Distance
 1.23km



12 AMBER COURT EAST BENDIGO
VIC 3550

3
 1
 1

Sold Price
 \$555,000
 Sold Date
 18-Apr-25

Distance
 1.26km



112 FOREST STREET BENDIGO VIC
3550

3
 1
 1

Sold Price
 \$540,000
 Sold Date
 01-Mar-25

Distance
 1.28km

RS = Recent sale
 UN = Undisclosed Sale

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