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<br>Including suburb and postcode | 39 THUNDER STREET NORTH 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 | $495,000 | & | $520,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $479,500 | Property type | House | Suburb | North Bendigo |
| Period-from | 01 Dec 2023 | to | 30 Nov 2024 | 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 |
|---|---|---|
| 14 THUNDER STREET NORTH BENDIGO VIC 3550 | $470,000 | 31-Mar-24 |
| 1 CALEDONIA STREET NORTH BENDIGO VIC 3550 | $660,000 | 13-Feb-24 |
| 9 WEEROONA AVENUE NORTH BENDIGO VIC 3550 | $530,000 | 21-Nov-23 |

**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: 17 December 2024

GAVIN BUTLER
REAL ESTATE

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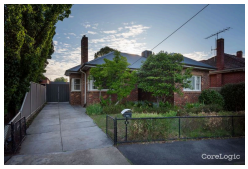
**14 THUNDER STREET NORTH BENDIGO VIC 3550**

2 1 1

Sold Price **$470,000** Sold Date **31-Mar-24**

Distance **0.1km**



**1 CALEDONIA STREET NORTH BENDIGO VIC 3550**

3 1 2

Sold Price **$660,000** Sold Date **13-Feb-24**

Distance **0.12km**

**9 WEEROONA AVENUE NORTH BENDIGO VIC 3550**

3 1 2

Sold Price **$530,000** Sold Date **21-Nov-23**

Distance **0.14km**

**RS** = Recent sale **UN** = Undisclosed Sale

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