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 andpostcode	4/33 Strickland Road, East Bendigo Vic 3550

Indicative selling price

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

Range between	$349,000	&	$365,000

Median sale price

Median price	$322,500	House	X	~~Unit~~		Suburb or locality	East Bendigo
Period - From	01/04/2018	to	31/03/2019	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	10a Strickland Rd EAST BENDIGO 3550	$360,000	19/03/2018
2	15a Somerville St FLORA HILL 3550	$350,000	23/02/2018
3	8a Hamlet St QUARRY HILL 3550	$350,000	21/03/2018

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

4/33 Strickland Road, East Bendigo Vic 3550

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Rooms:
Property Type: Land
Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price
$349,000 - $365,000
Median House Price
Year ending March 2019: $322,500

Comparable Properties

10a Strickland Rd EAST BENDIGO 3550 (VG)

3 - -

Price: $360,000
Method: Sale
Date: 19/03/2018
Rooms: -
Property Type: House - Attached House N.E.C.
Land Size: 293 sqm approx

Agent Comments

15a Somerville St FLORA HILL 3550 (VG)

3 - -

Price: $350,000
Method: Sale
Date: 23/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 424 sqm approx

Agent Comments

8a Hamlet St QUARRY HILL 3550 (VG)

3 - -

Price: $350,000
Method: Sale
Date: 21/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 278 sqm approx

Agent Comments

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