

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

4 Rimfire Close, North Bendigo Vic 3550

Indicative selling price

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

Range between \$540,000 & \$560,000

Median sale price

Median price \$505,000 Property Type House Suburb North Bendigo

Period - From 09/02/2022 to 08/02/2023 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	9 Forbes Ct NORTH BENDIGO 3550	\$567,500	14/11/2022
2	17 Webdon Dr NORTH BENDIGO 3550	\$553,000	30/12/2022
3	10 Webdon Dr NORTH BENDIGO 3550	\$511,000	13/12/2022

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:

09/02/2023 12:02



Property Type: House (Res)
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$560,000
Median House Price
09/02/2022 - 08/02/2023: \$505,000

Comparable Properties



9 Forbes Ct NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$567,500
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 391 sqm approx



17 Webdon Dr NORTH BENDIGO 3550 (REI)

Agent Comments



Price: \$553,000
Method: Private Sale
Date: 30/12/2022
Property Type: House
Land Size: 336 sqm approx



10 Webdon Dr NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$511,000
Method: Private Sale
Date: 13/12/2022
Property Type: House
Land Size: 485 sqm approx