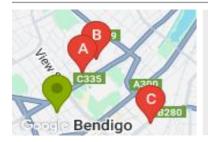


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$630,000

01 July 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

LAND	49 BARKLY ST, BENDIGO, VIC 3550	叁 4	3	🖶 2
	Sale Price \$1,630,000 Sale Date: 02/11/2023			
CARGE CONTEN		Distance from Prop	erty: 666m	A
1	10 BARKLY ST, BENDIGO, VIC 3550	5	ڪ	🕀 3
Constants No.	Sale Price			
A CANAN	\$1,505,000			
ALL PARTY	Sale Date: 09/02/2024	Distance from Prop	erty: 935m	B
	44 MYERS ST, BENDIGO, VIC 3550	4	ڪ 3	a 3
	Sale Price			
	\$1,500,000			
	Sale Date: 09/11/2023			
		Distance from Property: 1.2km		

This report has been compiled on 20/03/2025 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

46 ROWAN STREET, BENDIGO, VIC 3550

Indicative selling price

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

Price Range:

\$1,600,000 to \$1,700,000

Median sale price

Median price	\$630,000	Property type	House	Suburb	BENDIGO
Period	01 July 2024 to 31 December 2024		Source	P	rricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
49 BARKLY ST, BENDIGO, VIC 3550	\$1,630,000	02/11/2023
10 BARKLY ST, BENDIGO, VIC 3550	\$1,505,000	09/02/2024
44 MYERS ST, BENDIGO, VIC 3550	\$1,500,000	09/11/2023

This Statement of Information was prepared on: 20/



