

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 and postcode

480 Napier Street, White Hills Vic 3550

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$285,000 House ☒ Unit ☐ Suburb or locality White Hills

Period - From 01/07/2017 to 30/06/2018 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	29 Harney St NORTH BENDIGO 3550	\$450,000	26/06/2017
2	9 Tomlins St BENDIGO 3550	\$440,000	28/02/2018
3	3 Bannister St NORTH BENDIGO 3550	\$420,000	25/05/2018

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.

480 Napier Street, White Hills Vic 3550



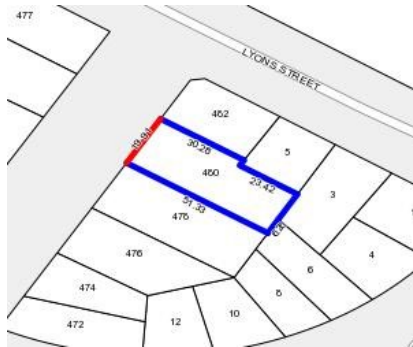
Kaye Lazenby CEA (REIV)
5440 5010
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Indicative Selling Price

\$420,000 - \$460,000

Median House Price

Year ending June 2018: \$285,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 970 sqm approx

Agent Comments

Comparable Properties



29 Harney St NORTH BENDIGO 3550 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 26/06/2017

Rooms: 5

Property Type: House



9 Tomlins St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 28/02/2018

Rooms: 4

Property Type: House

Land Size: 700 sqm approx



3 Bannister St NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 25/05/2018

Rooms: 5

Property Type: House

Land Size: 412 sqm approx