

## 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

5 Amber Court, East Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$395,000

### Median sale price

Median price \$401,500 Property Type House Suburb East Bendigo

Period - From 29/06/2020 to 28/06/2021 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 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
1	3 Jorben Pl GOLDEN SQUARE 3555	\$390,000	21/05/2021
2	11/55-57 Manna Gum Dr EPSOM 3551	\$378,500	20/05/2021
3	24b Casey St EAST BENDIGO 3550	\$370,000	29/04/2021

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:

29/06/2021 15:25



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 323 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$360,000 - \$395,000

**Median House Price**

29/06/2020 - 28/06/2021: \$401,500

## Comparable Properties



**3 Jorben Pl GOLDEN SQUARE 3555 (VG)**

**Agent Comments**



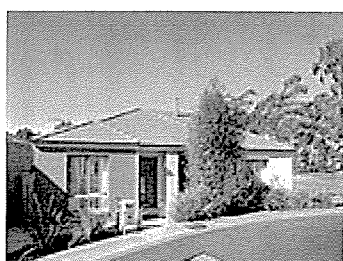
**Price:** \$390,000

**Method:** Sale

**Date:** 21/05/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 439 sqm approx



**11/55-57 Manna Gum Dr EPSOM 3551 (REI)**

**Agent Comments**



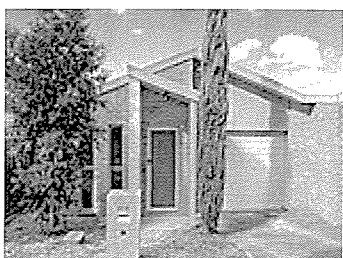
**Price:** \$378,500

**Method:** Private Sale

**Date:** 20/05/2021

**Property Type:** Unit

**Land Size:** 240 sqm approx



**24b Casey St EAST BENDIGO 3550 (REI/VG)**

**Agent Comments**



**Price:** \$370,000

**Method:** Private Sale

**Date:** 29/04/2021

**Property Type:** House

**Land Size:** 246 sqm approx