

# 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 Sydenham Avenue, North 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 \$475,000 & \$495,000

### Median sale price

Median price \$495,000 Property Type House Suburb North Bendigo

Period - From 01/10/2021 to 31/12/2021 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 | 14 Miami Ct NORTH BENDIGO 3550    | \$515,000 | 09/12/2021   |
| 2 | 27 Sydenham Av NORTH BENDIGO 3550 | \$495,000 | 10/12/2021   |
| 3 | 66 Jacob St NORTH BENDIGO 3550    | \$490,000 | 01/09/2021   |

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:

28/02/2022 14:13



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 610 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$475,000 - \$495,000  
**Median House Price**  
December quarter 2021: \$495,000

## Comparable Properties



**14 Miami Ct NORTH BENDIGO 3550 (REI/VG)** **Agent Comments**



**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 09/12/2021  
**Property Type:** House  
**Land Size:** 794 sqm approx



**27 Sydenham Av NORTH BENDIGO 3550 (REI/VG)** **Agent Comments**



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 10/12/2021  
**Property Type:** House  
**Land Size:** 866 sqm approx



**66 Jacob St NORTH BENDIGO 3550 (VG)** **Agent Comments**



**Price:** \$490,000  
**Method:** Sale  
**Date:** 01/09/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 527 sqm approx