

# 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

50 Bayne Street, 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 \$575,000 & \$625,000

### Median sale price

Median price \$485,000 Property Type House Suburb North Bendigo

Period - From 01/01/2021 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 | 193 Mccrae St BENDIGO 3550     | \$615,000 | 08/11/2021   |
| 2 | 13 Brown St LONG GULLY 3550    | \$610,000 | 09/11/2021   |
| 3 | 17 Moran St LONG GULLY 3550    | \$600,000 | 23/11/2021   |

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:

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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 536 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$575,000 - \$625,000  
**Median House Price**  
Year ending December 2021: \$485,000

## Comparable Properties



**193 Mccrae St BENDIGO 3550 (VG)**

**Agent Comments**



**Price:** \$615,000  
**Method:** Sale  
**Date:** 08/11/2021  
**Property Type:** House - Terrace  
**Land Size:** 552 sqm approx



**13 Brown St LONG GULLY 3550 (REI/VG)**

**Agent Comments**



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 09/11/2021  
**Property Type:** House  
**Land Size:** 959 sqm approx



**17 Moran St LONG GULLY 3550 (REI)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 23/11/2021  
**Property Type:** House