

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

51 Baxter Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$441,000

Property Type

House

Suburb

Bendigo

Period - From

08/01/2019

to

07/01/2020

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	413 Napier St WHITE HILLS 3550	\$367,500	22/10/2019
2	23 Ophir St GOLDEN SQUARE 3555	\$355,000	28/05/2019
3	71 King St BENDIGO 3550	\$345,000	01/10/2019

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:

08/01/2020 09:35



Property Type: Misc
Improvements Residential (no dwelling)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$349,000

Median House Price
08/01/2019 - 07/01/2020: \$441,000

Comparable Properties



413 Napier St WHITE HILLS 3550 (REI)

Agent Comments



Price: \$367,500
Method: Private Sale
Date: 22/10/2019
Rooms: 4
Property Type: House
Land Size: 457 sqm approx



23 Ophir St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 28/05/2019
Rooms: 5
Property Type: House



71 King St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 01/10/2019
Rooms: 4
Property Type: House
Land Size: 250 sqm approx