

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

54 Myers Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$695,000

&

\$764,000

Median sale price

Median price \$550,000

Property Type House

Suburb Bendigo

Period - From 01/10/2020

to

31/12/2020

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

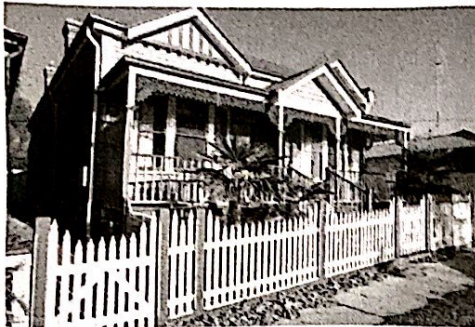
Address of comparable property		Price	Date of sale
1	131 Queen St BENDIGO 3550	\$740,000	04/10/2020
2	68 Barkly St BENDIGO 3550	\$735,000	13/02/2020
3			

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.~~

This Statement of Information was prepared on:

23/03/2021 13:34



4 1 2

Property Type: House
Land Size: 366 sqm approx
Agent Comments

Indicative Selling Price

\$695,000 - \$764,000

Median House Price

December quarter 2020: \$550,000

Comparable Properties



131 Queen St BENDIGO 3550 (REIV/G)

Agent Comments

3 1 -

Price: \$740,000
Method: Private Sale
Date: 04/10/2020
Property Type: House
Land Size: 667 sqm approx



68 Barkly St BENDIGO 3550 (REIV/G)

Agent Comments

3 2 1

Price: \$735,000
Method: Private Sale
Date: 13/02/2020
Rooms: 4
Property Type: House
Land Size: 656 sqm approx

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.