

Statement of Information
Single residential property located outside the
Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the contract of sale or any other document for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and disclosed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address:
Including suburb or locality and postcode: 57 ROHS ROAD
EAST BENDIGO VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$* 640 000 & \$ 704 000

Median sale price

Median price: 660 000 Property type: HOUSE Locality: EAST BENDIGO

Period - From to Source:

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 <u>26 CUNNINGHAM LANE EAST BENDIGO 3.24H</u>	<u>\$1,220.00</u>	<u>22/08/25</u>
2 <u>125 HENR ST EAST BENDIGO 2.43H</u>	<u>\$850.00</u>	<u>21/7/25</u>
3 <u>51 CASEY ST EAST BENDIGO</u>	<u>\$590.00</u>	<u>21/6/25</u>

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: 18-12-25