

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

58 Lilac Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$449,000 & \$459,000

Median sale price

Median price \$487,500 Property Type House Suburb Bendigo

Period - From 01/10/2019 to 31/12/2019 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	133 Wills St BENDIGO 3550	\$447,500	03/09/2018
2	252 Queen St BENDIGO 3550	\$435,000	09/12/2019
3	470 Hargreaves St BENDIGO 3550	\$430,000	29/11/2019

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:

25/02/2020 13:57



Property Type:

Agent Comments

Indicative Selling Price

\$449,000 - \$459,000

Median House Price

December quarter 2019: \$487,500

Comparable Properties



133 Wills St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$447,500

Method: Private Sale

Date: 03/09/2018

Rooms: 7

Property Type: House

Land Size: 332 sqm approx



252 Queen St BENDIGO 3550 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 09/12/2019

Rooms: 6

Property Type: House



470 Hargreaves St BENDIGO 3550 (VG)

Agent Comments



Price: \$430,000

Method: Sale

Date: 29/11/2019

Property Type: Office (Com)

Land Size: 375 sqm approx