

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

60 Rohs Road, East Bendigo Vic 3550

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$318,000 House ☒ Unit ☐ Suburb or locality East Bendigo

Period - From 01/01/2018 to 31/12/2018 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	108f Atlas Rd JUNORTOUN 3551	\$250,000	27/08/2018
2	675 Mcivor Hwy JUNORTOUN 3551	\$245,000	11/07/2018
3	56a Rohs Rd EAST BENDIGO 3550	\$217,000	31/07/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$249,000

Median House Price

Year ending December 2018: \$318,000

Comparable Properties

108f Atlas Rd JUNORTOUN 3551 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 27/08/2018

Rooms: -

Property Type: Land

Land Size: 2126 sqm approx

675 Mcivor Hwy JUNORTOUN 3551 (VG)

Agent Comments



Price: \$245,000

Method: Sale

Date: 11/07/2018

Rooms: -

Property Type: Land

Land Size: 2027 sqm approx



56a Rohs Rd EAST BENDIGO 3550 (VG)

Agent Comments



Price: \$217,000

Method: Sale

Date: 31/07/2018

Rooms: -

Property Type: Land

Land Size: 2129 sqm approx