

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

63 Baxter Street, Bendigo Vic 3550

Indicative selling price

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

Single price \$639,000

Median sale price

Median price \$707,000

Property Type House

Suburb Bendigo

Period - From 01/07/2021

to 30/09/2021

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	34 Hargreaves St BENDIGO 3550	\$635,000	24/05/2021
2	25 Havlin St KENNINGTON 3550	\$625,000	30/07/2021
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:

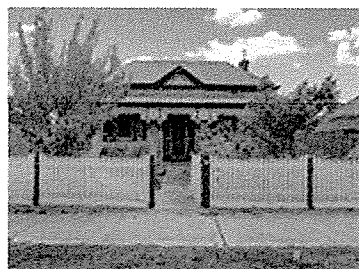
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Property Type:
Agent Comments

Indicative Selling Price
\$639,000
Median House Price
September quarter 2021: \$707,000

Comparable Properties

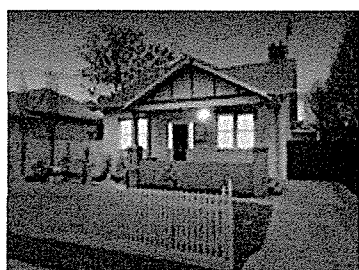


34 Hargreaves St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 24/05/2021
Property Type: House
Land Size: 660 sqm approx



25 Havlin St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 30/07/2021
Property Type: House
Land Size: 446 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.

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