

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 Smith Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$445,000 & \$475,000

Median sale price

Median price \$415,000 Property Type House Suburb North Bendigo

Period - From 01/04/2020 to 31/03/2021 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 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	72 Smith St NORTH BENDIGO 3550	\$420,000	04/05/2021
2	14 Cowper St NORTH BENDIGO 3550	\$480,000	16/02/2021
3	30 Bannister St NORTH BENDIGO 3550	\$441,000	29/09/2020

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:

30/06/2021 16:16



Property Type: House
Land Size: 900 (approx) sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$475,000
Median House Price
Year ending March 2021: \$415,000

Comparable Properties



72 Smith St NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 04/05/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 582 sqm approx



14 Cowper St NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 16/02/2021
Property Type: House
Land Size: 784.74 sqm approx



30 Bannister St NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$441,000
Method: Sale
Date: 29/09/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 1012 sqm approx