

## 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

65 Miller Street, Bendigo Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$310,000 & \$340,000

#### Median sale price

Median price \$447,000 House ☒ Unit ☐ Suburb or locality Bendigo

Period - From 01/04/2018 to 31/03/2019 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 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 | 3 Townsend St KENNINGTON 3550    | \$320,000 | 25/01/2018   |
| 2 | 167 St Aidans Rd KENNINGTON 3550 | \$315,000 | 26/07/2018   |
| 3 | 40 Somerville St FLORA HILL 3550 | \$313,000 | 11/09/2018   |

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**  
\$310,000 - \$340,000  
**Median House Price**  
Year ending March 2019: \$447,000

## Comparable Properties



**3 Townsend St KENNINGTON 3550 (REI/VG)** Agent Comments

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**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 25/01/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 491 sqm approx



**167 St Aidans Rd KENNINGTON 3550 (REI/VG)** Agent Comments

3 1 -

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 26/07/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1088 sqm approx



**40 Somerville St FLORA HILL 3550 (REI/VG)** Agent Comments

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**Price:** \$313,000  
**Method:** Private Sale  
**Date:** 11/09/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 520 sqm approx