

# 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

67 Rowan 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 \$990,000 & \$1,050,000

#### Median sale price

Median price \$630,000 House X Unit Suburb or locality Bendigo

Period - From 01/01/2019 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 | 59 Rowan St BENDIGO 3550       | \$1,050,000 | 29/03/2019   |
| 2 | 59 Olinda St QUARRY HILL 3550  | \$950,000   | 30/04/2018   |
| 3 | 72 Rowan St BENDIGO 3550       | \$815,000   | 16/03/2019   |

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 eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1026 sqm approx

Agent Comments

**Indicative Selling Price**

\$990,000 - \$1,050,000

**Median House Price**

March quarter 2019: \$630,000

## Comparable Properties



**59 Rowan St BENDIGO 3550 (REI)**

Agent Comments



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 29/03/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 1061 sqm approx



**59 Olinda St QUARRY HILL 3550 (REI/VG)**

Agent Comments



**Price:** \$950,000

**Method:** Private Sale

**Date:** 30/04/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 1156 sqm approx



**72 Rowan St BENDIGO 3550 (REI)**

Agent Comments



**Price:** \$815,000

**Method:** Private Sale

**Date:** 16/03/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 1149 sqm approx