

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

70 Vine Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$705,000

Property Type House

Suburb Bendigo

Period - From 01/04/2022

to 30/06/2022

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	78 Mackenzie St BENDIGO 3550	\$1,685,000	06/05/2022
2	225 Barnard St BENDIGO 3550	\$1,225,500	23/05/2022
3	30 Rowan St BENDIGO 3550	\$1,150,000	15/06/2022

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:

27/07/2022 11:35



Property Type: House (Previously Occupied - Detached)
Land Size: 876 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 June quarter 2022: \$705,000

Comparable Properties



78 Mackenzie St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$1,685,000
Method: Private Sale
Date: 06/05/2022
Property Type: House
Land Size: 1168 sqm approx



225 Barnard St BENDIGO 3550 (REI)

Agent Comments



Price: \$1,225,500
Method: Private Sale
Date: 23/05/2022
Property Type: House
Land Size: 302 sqm approx



30 Rowan St BENDIGO 3550 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 15/06/2022
Property Type: House
Land Size: 826 sqm approx

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