

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

71c Strickland Road, East Bendigo Vic 3550

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$365,000

Property Type

House

Suburb

East Bendigo

Period - From

01/04/2019

to

31/03/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 54 Havilah Rd LONG GULLY 3550 | \$350,000 | 29/11/2019 |
| 2 | 27 Wade La GOLDEN SQUARE 3555 | \$330,000 | 08/04/2020 |
| 3 | 8 Manna Gum Dr EPSOM 3551 | \$330,000 | 19/11/2019 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/05/2020 12:23



3 1 2

Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price

\$349,000

Median House Price

Year ending March 2020: \$365,000

Comparable Properties



54 Havilah Rd LONG GULLY 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$350,000
Method: Private Sale
Date: 29/11/2019
Rooms: 5
Property Type: House
Land Size: 402 sqm approx



27 Wade La GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$330,000
Method: Private Sale
Date: 08/04/2020
Rooms: 4
Property Type: House
Land Size: 340 sqm approx



8 Manna Gum Dr EPSOM 3551 (VG)

Agent Comments

3 - -

Price: \$330,000
Method: Sale
Date: 19/11/2019
Property Type: House (Res)
Land Size: 313 sqm approx