

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

75A Langston Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$189,000 & \$199,000

Median sale price

Median price \$536,500 Property Type House Suburb Bendigo

Period - From 01/04/2019 to 30/06/2019 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 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	114 Harley St STRATHDALE 3550	\$200,000	07/05/2018
2	101a Carpenter St QUARRY HILL 3550	\$200,000	25/05/2018
3	2 Harpin St STRATHDALE 3550	\$183,000	04/09/2018

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 18 months.~~

This Statement of Information was prepared on:

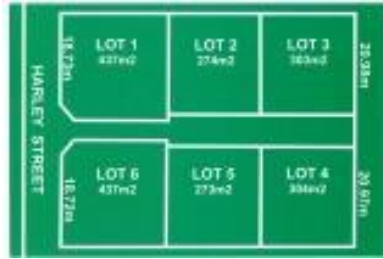
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Property Type:
Agent Comments

Indicative Selling Price
\$189,000 - \$199,000
Median House Price
June quarter 2019: \$536,500

Comparable Properties



114 Harley St STRATHDALE 3550 (VG)

Agent Comments



Price: \$200,000
Method: Sale
Date: 07/05/2018
Property Type: Land
Land Size: 436 sqm approx



101a Carpenter St QUARRY HILL 3550 (REI/VG)

Agent Comments



Price: \$200,000
Method: Expression of Interest
Date: 25/05/2018
Rooms: 1
Property Type: Land
Land Size: 386 sqm approx



2 Harpin St STRATHDALE 3550 (REI)

Agent Comments



Price: \$183,000
Method: Private Sale
Date: 04/09/2018
Property Type: Land
Land Size: 512 sqm approx