

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

79 Lily Street, Bendigo Vic 3550

Indicative selling price

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

Range between

\$585,000

&

\$635,000

Median sale price

Median price

\$635,000

Property Type

House

Suburb

Bendigo

Period - From

01/01/2021

to

31/12/2021

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	14 Harrison St BENDIGO 3550	\$605,000	09/11/2021
2	80 Creek St.N BENDIGO 3550	\$605,000	16/12/2021
3	27 Webster St IRONBARK 3550	\$600,000	24/06/2021

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:

11/02/2022 16:15



Property Type: House (Previously Occupied - Detached)
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$585,000 - \$635,000
Median House Price
Year ending December 2021: \$635,000

Comparable Properties



14 Harrison St BENDIGO 3550 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 09/11/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1138 sqm approx



80 Creek St.N BENDIGO 3550 (REI)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 16/12/2021
Property Type: House



27 Webster St IRONBARK 3550 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 24/06/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 630 sqm approx