# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale	or sale	tor	offered	erty	Prop
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Address	
Including suburb or	8 Bannister St, North Bendigo VIC 3550
locality and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Price Range \$480,000 & \$510,000

# Median sale price

Median price	\$477,500	Property type	House	Suburb	North Bendigo
Period - From	June 2024	to May 2025	Source	Reales	tate.com.au

## Comparable property sales

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
8 Carinya Court, North Bendigo VIC 3550	\$450,000	28/05/2025
41 John Street, North Bendigo VIC 3550	\$357,500	28/04/2025
25 Moray Crescent, North Bendigo VIC 3550	\$440,000	31/03/2025

This Statement of Information was prepared on:	18/6/2025
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