

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

8 Bannister St, North Bendigo VIC 3550

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

Realestate.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