

# 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

9 Latham Street, North Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$250,000

### Median sale price

Median price

\$133,250

Property Type

Vacant land

Suburb

North Bendigo

Period - From

06/03/2019

to

05/03/2020

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 eighteen 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 | 96 Happy Valley Rd LONG GULLY 3550 | \$300,000 | 01/02/2019   |
| 2 | 82 Ross St EAST BENDIGO 3550       | \$230,000 | 13/09/2018   |
| 3 |                                    |           |              |

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 eighteen months.~~

This Statement of Information was prepared on:

06/03/2020 13:50



**Property Type:** Building Block

**Land Size:** 8161 sqm approx

Agent Comments

**Indicative Selling Price**

\$250,000

**Median Land Price**

06/03/2019 - 05/03/2020: \$133,250

## Comparable Properties



**96 Happy Valley Rd LONG GULLY 3550  
(REI/VG)**

Agent Comments



**Price:** \$300,000

**Method:** Private Sale

**Date:** 01/02/2019

**Property Type:** Land

**Land Size:** 5297 sqm approx



**82 Ross St EAST BENDIGO 3550 (VG)**

Agent Comments



**Price:** \$230,000

**Method:** Sale

**Date:** 13/09/2018

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 8784 sqm approx

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 eighteen months.