

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

90 Vine Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$659,500

Median sale price

Median price

\$517,500

Property Type

House

Suburb

Bendigo

Period - From

01/10/2018

to

30/09/2019

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	1 Richard St BENDIGO 3550	\$630,000	11/02/2019
2	35 Hopetoun St BENDIGO 3550	\$660,000	07/10/2019
3	73 Vine St BENDIGO 3550	\$680,000	14/05/2019

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: House (Res)
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$659,500

Median House Price
Year ending September 2019: \$517,500

Comparable Properties



1 Richard St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 11/02/2019
Rooms: 4
Property Type: House
Land Size: 410 sqm approx



35 Hopetoun St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 07/10/2019
Rooms: 6
Property Type: House
Land Size: 517 sqm approx



73 Vine St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 14/05/2019
Rooms: 4
Property Type: House
Land Size: 441 sqm approx