

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

99 Rowan Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$795,000

&

\$860,000

Median sale price

Median price \$635,000

Property Type House

Suburb Bendigo

Period - From 01/01/2021

to 31/03/2021

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	55 Hopetoun St BENDIGO 3550	\$950,000	26/03/2021
2	564 Hargreaves St BENDIGO 3550	\$805,000	12/03/2021
3	172 Wattle St BENDIGO 3550	\$945,000	14/01/2021

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:

26/05/2021 12:49



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Property Type: House (Previously Occupied - Detached)

Land Size: 904 sqm approx

Agent Comments

Versatile floor plan with stunning period features throughout

Indicative Selling Price

\$795,000 - \$860,000

Median House Price

March quarter 2021: \$635,000

Comparable Properties



55 Hopetoun St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000

Method: Sold Before Auction

Date: 26/03/2021

Property Type: House (Res)

Land Size: 823 sqm approx



564 Hargreaves St BENDIGO 3550 (REI/VG)

Agent Comments

4 1 2

Price: \$805,000

Method: Private Sale

Date: 12/03/2021

Property Type: House

Land Size: 547.06 sqm approx



172 Wattle St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 -

Price: \$945,000

Method: Private Sale

Date: 14/01/2021

Property Type: House

Land Size: 484 sqm approx