

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 1 Button Street, Bendigo Vic 3550

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$242,500

Property Type Vacant land

Suburb Bendigo

Period - From 01/02/2021

to 31/01/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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 Edwards Rd KENNINGTON 3550	\$385,000	12/08/2021
2 35 Cousins St STRATHDALE 3550	\$380,000	02/11/2021
3 3/18A Elwood Dr STRATHDALE 3550	\$380,000	11/10/2021

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/02/2022 11:13



Property Type: Building Allotment
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price

\$395,000

Median Land

01/02/2021 - 31/01/2022: \$242,000

Comparable Properties

Edwards Rd KENNINGTON 3550 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 12/08/2021
Property Type: Land
Land Size: 618 sqm approx

35 Cousins St STRATHDALE 3550 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 02/11/2021
Property Type: Land
Land Size: 564 sqm approx

3/18A Elwood Dr STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 11/10/2021
Property Type: Land
Land Size: 519 sqm approx

