

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 26 Webdon Drive, North Bendigo Vic 3550

Indicative selling price

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

Single price \$145,000

Median sale price

Median price \$127,500

Property Type Vacant land

Suburb North Bendigo

Period - From 01/07/2019

to 30/06/2020

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	4 Orville Way WHITE HILLS 3550	\$145,000	20/01/2020
2	22 Webdon Dr NORTH BENDIGO 3550	\$130,000	01/04/2020
3	5 Webdon Dr NORTH BENDIGO 3550	\$124,000	24/02/2020

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:

01/07/2020 11:18



Property Type: Land
Land Size: 1431 sqm approx
Agent Comments

Indicative Selling Price
\$145,000
Median Land Price
01/07/2019 - 30/06/2020: \$127,500

Comparable Properties

4 Orville Way WHITE HILLS 3550 (VG)

Agent Comments



Price: \$145,000
Method: Sale
Date: 20/01/2020
Property Type: Land

22 Webdon Dr NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$130,000
Method: Sale
Date: 01/04/2020
Property Type: Land
Land Size: 411 sqm approx

5 Webdon Dr NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$124,000
Method: Sale
Date: 24/02/2020
Property Type: Land
Land Size: 400 sqm approx