

Gavin Butler
03 5448 3322
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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Generated: 13/06/2018 21:40

Property o	ffered	for	sale
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Address	5 Forbes Court, North Bendigo Vic 3550
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$160,000

Median sale price

Median price	\$322,000	Hou	ise X	Unit		Suburb or locality	North Bendigo
Period - From	01/04/2017	to	31/03/2018		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

		TILCE	Date of Sale
1	5 Peppercress St WHITE HILLS 3550	\$173,500	06/03/2018
2	21 Priest St WHITE HILLS 3550	\$162,400	04/04/2018
3	41 Ophir St GOLDEN SQUARE 3555	\$159,950	10/04/2018

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.

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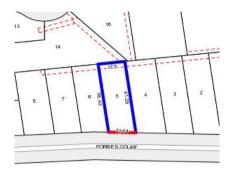


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\$160,000 **Median House Price**

Indicative Selling Price

Year ending March 2018: \$322,000



Property Type: Land Land Size: 504 sqm approx

Agent Comments

Comparable Properties

5 Peppercress St WHITE HILLS 3550 (VG)

·**-**

Price: \$173,500 Method: Sale Date: 06/03/2018 Rooms: -

Property Type: Land Land Size: 625 sqm approx

21 Priest St WHITE HILLS 3550 (VG)

Price: \$162,400 Method: Sale Date: 04/04/2018

Rooms: -

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Property Type: Land Land Size: 629 sqm approx

41 Ophir St GOLDEN SQUARE 3555 (VG)

-

Price: \$159,950 Method: Sale Date: 10/04/2018 Rooms: -

Property Type: Land Land Size: 462 sqm approx

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Agent Comments

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