

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

5 Forbes Court, North Bendigo Vic 3550
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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

 House

X

 Unit

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 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	Price	Date of sale
1	5 Peppercross 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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Indicative Selling Price

\$160,000

Median House Price

Year ending March 2018: \$322,000



Rooms:

Property Type: Land

Land Size: 504 sqm approx

Agent Comments

Comparable Properties

5 Peppercress St WHITE HILLS 3550 (VG)

Agent Comments



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)

Agent Comments



Price: \$162,400

Method: Sale

Date: 04/04/2018

Rooms: -

Property Type: Land

Land Size: 629 sqm approx

41 Ophir St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$159,950

Method: Sale

Date: 10/04/2018

Rooms: -

Property Type: Land

Land Size: 462 sqm approx