Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

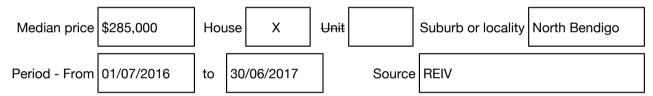
Address Including suburb or locality andpostcode

Lot 2 179 Holdsworth Road, North Bendigo Vic 3550

Indicative selling price

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

Median sale price



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	8 Symbester Cr EAGLEHAWK 3556	\$92,000	12/02/2016
2	56 Chapple St CALIFORNIA GULLY 3556	\$89,200	24/10/2016
3	3a Fry St EAGLEHAWK 3556	\$85,000	01/02/2016

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.

Account - Mawby Property | P: 03 54449888

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$85,000 - \$93,000 Median House Price Year ending June 2017: \$285,000

Comparable Properties

8 Symbester Cr EAGLEHAWK 3556 (VG) Image: Image: Image Image: Image: Imag Image: Image: Imag	Agent Comments
Price: \$92,000 Method: Sale	
Date: 12/02/2016	
Rooms: -	
Property Type: Land	
Land Size: 397 sqm approx	
 56 Chapple St CALIFORNIA GULLY 3556 (VG)	Agent Comments
	ů.
Price: \$89,200	-
Method: Sale	
Date: 24/10/2016	
Rooms: -	
Property Type: Land	
Land Size: 368 sqm approx	
3a Fry St EAGLEHAWK 3556 (VG)	Agent Comments
Price: \$85,000	-
Method: Sale	
Date: 01/02/2016	
Rooms: -	
Property Type: Land	
Land Size: 268 sqm approx	

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