

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

Lot 2 179 Holdsworth Road, North Bendigo Vic 3550

Indicative selling price

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

Range between

\$85,000

&

\$93,000

Median sale price

Median price

\$285,000

House

X

Unit

Suburb or locality

North Bendigo

Period - From

01/07/2016

to

30/06/2017

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	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.~~



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)

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



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