

Jaylee Dixon 0490035610 office@stepupproperty.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Ad Including subt locality andpost	urb or						
Indicative sellin	g price						
For the meaning of	of this price see co	nsumer.vic.gov.au	/underquoting				
Range between	\$300,000	&	\$330,000				
Modian cala pri	••						

Median sale price

Median price	\$281,250	Hou	ise X	Unit		Suburb or locality	Ironbark
Period - From	01/04/2018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	68 Smith St NORTH BENDIGO 3550	\$330,000	14/01/2019
2	102 Bridge St BENDIGO 3550	\$320,000	16/08/2018
3	45a Weeroona Av WHITE HILLS 3550	\$315,000	08/01/2019

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 \$300,000 - \$330,000 Median House Price Year ending March 2019: \$281,250



2 bedroom. 2 x living.

Rooms:

Property Type: House **Land Size:** 580 sqm approx

Agent Comments

Comparable Properties



68 Smith St NORTH BENDIGO 3550 (REI/VG)

2 **1** 2 2

Price: \$330,000 Method: Private Sale Date: 14/01/2019

Rooms: -

Property Type: House **Land Size:** 579 sqm approx

102 Bridge St BENDIGO 3550 (VG)

-2





Price: \$320,000 Method: Sale Date: 16/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 655 sqm approx

45a Weeroona Av WHITE HILLS 3550 (REI/VG) Agent Comments

1 2 **1** 4 6 2

Price: \$315,000 **Method:** Private Sale **Date:** 08/01/2019 **Rooms:** 5

Property Type: House Land Size: 660 sqm approx

2 1 2 2

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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.

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Agent Comments

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