

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

11 Roeder Street, Ironbark Vic 3550

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$281,250

House

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.

	Address 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.



 3  1  1

Rooms:
Property Type: House
Land Size: 580 sqm approx
Agent Comments

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

2 bedroom. 2 x living.

Comparable Properties



68 Smith St NORTH BENDIGO 3550 (REI/VG) Agent Comments

 2  1  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) Agent Comments

 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

 2  1  2

Price: \$315,000
Method: Private Sale
Date: 08/01/2019
Rooms: 5
Property Type: House
Land Size: 660 sqm approx