

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 VICTA ROAD, EAST BENDIGO, VIC 3550 🕮 4 🕒 1 🚓 2

Indicative Selling Price

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

\$350,000 to \$375,000 Price Range:

MEDIAN SALE PRICE



EAST BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$405,000

01 October 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



48 SOLOMON ST, EAST BENDIGO, VIC 3550







Sale Price

*\$400,000

Sale Date: 17/07/2017

Distance from Property: 1.7km





55 POWELLS AVE, EAST BENDIGO, VIC 3550









Sale Price

\$405,000

Sale Date: 28/04/2017

Distance from Property: 1.1km





27 MCDOWALLS RD, EAST BENDIGO, VIC 3550 🕮 - 🕒 -







Sale Price

\$451.000

Sale Date: 05/05/2017

Distance from Property: 436m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

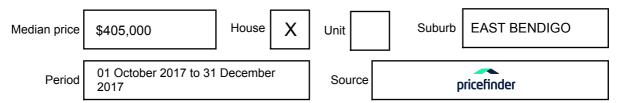
Address Including suburb and postcode	16 VICTA ROAD, EAST BENDIGO, VIC 3550
---	---------------------------------------

Indicative selling price

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

Price Range: \$350,000 to \$375,000

Median sale price



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
48 SOLOMON ST, EAST BENDIGO, VIC 3550	*\$400,000	17/07/2017
55 POWELLS AVE, EAST BENDIGO, VIC 3550	\$405,000	28/04/2017
27 MCDOWALLS RD, EAST BENDIGO, VIC 3550	\$451,000	05/05/2017