

STATEMENT OF INFORMATION

31 MCINNES STREET, BIG HILL, VIC 3555

PREPARED BY BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 MCINNES STREET, BIG HILL, VIC 3555

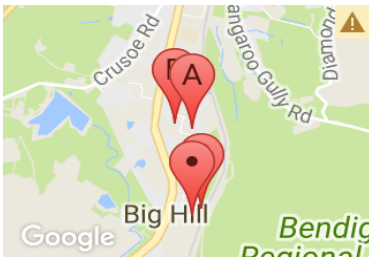


Indicative Selling Price

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

Price Range: \$150,000 to 155,000

MEDIAN SALE PRICE



BIG HILL, VIC, 3555

Suburb Median Sale Price (Vacant Land)

\$183,000

01 July 2016 to 30 June 2017

Provided by: 

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.



2 JASMINE RISE, KANGAROO FLAT, VIC 3555



Sale Price

\$145,000

Sale Date: 13/08/2016

Distance from Property: 1.3km



EVERLASTING RISE, KANGAROO FLAT, VIC



Sale Price

\$137,500

Sale Date: 09/12/2016

Distance from Property: 1.4km



6 MICA CRT, BIG HILL, VIC 3555



Sale Price

\$183,000

Sale Date: 10/04/2017

Distance from Property: 158m



This report has been compiled on 26/07/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

31 MCINNES STREET, BIG HILL, VIC 3555

Indicative selling price

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

Price Range: \$150,000 to 155,000

Median sale price

Median price \$183,000

House

Unit

Suburb BIG HILL

Period 01 July 2016 to 30 June 2017

Source

pricfinder

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
2 JASMINE RISE, KANGAROO FLAT, VIC 3555	\$145,000	13/08/2016
EVERLASTING RISE, KANGAROO FLAT, VIC 3555	\$137,500	09/12/2016
6 MICA CRT, BIG HILL, VIC 3555	\$183,000	10/04/2017