



# STATEMENT OF INFORMATION

4/32 HOPETOUN STREET, BENDIGO, VIC-3550

PREPARED BY NEKTI TZOUROUTIS , BENDIGO REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/32 HOPETOUN STREET, BENDIGO, VIC**

 2  1  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$180,000 to \$195,000**

Provided by: Nektı Tzouroutis , Bendigo Real Estate

## MEDIAN SALE PRICE



**BENDIGO, VIC, 3550**

**Suburb Median Sale Price (House)**

**\$397,500**

01 January 2017 to 31 December 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.



**1/22 EDWIN ST, NORTH BENDIGO, VIC 3550**

 2  1  1

**Sale Price**

**\$180,000**

Sale Date: 07/08/2017

Distance from Property: 1.7km



**5/216 ARNOLD ST, NORTH BENDIGO, VIC**

 2  -  -

**Sale Price**

**\$190,000**

Sale Date: 21/10/2016

Distance from Property: 1.5km



**9/18 HOY ST, NORTH BENDIGO, VIC 3550**

 2  1  1

**Sale Price**

**\$180,000**

Sale Date: 11/09/2016

Distance from Property: 2.1km



This report has been compiled on 19/02/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

4/32 HOPETOUN STREET, BENDIGO, VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$180,000 to \$195,000

### Median sale price

Median price

\$397,500

House

Unit

Suburb

BENDIGO

Period

01 January 2017 to 31 December 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
1/22 EDWIN ST, NORTH BENDIGO, VIC 3550	\$180,000	07/08/2017
5/216 ARNOLD ST, NORTH BENDIGO, VIC 3550	\$190,000	21/10/2016
9/18 HOY ST, NORTH BENDIGO, VIC 3550	\$180,000	11/09/2016