

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5/114 MURPHY STREET, EAST BENDIGO,**

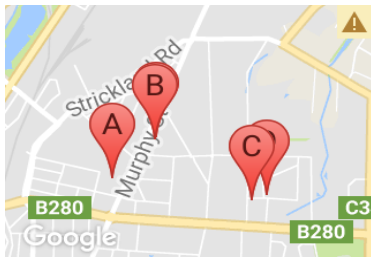
 2  1  1

Indicative Selling Price

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

Price Range: **\$223,000 to \$247,000**

## MEDIAN SALE PRICE



**EAST BENDIGO, VIC, 3550**

Suburb Median Sale Price (Unit)

**\$335,000**

01 July 2016 to 30 June 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.



**1/46 LANSELL ST, EAST BENDIGO, VIC 3550**

 2  1  1

Sale Price

**\$225,000**

Sale Date: 17/12/2016

Distance from Property: 414m



**4/112 MURPHY ST, EAST BENDIGO, VIC 3550**

 2  1  1

Sale Price

**\$225,000**

Sale Date: 02/12/2016

Distance from Property: 18m



**1/11 BEISCHER ST, STRATHDALE, VIC 3550**

 3  1  2

Sale Price

**\$260,000**

Sale Date: 18/04/2017

Distance from Property: 779m



This report has been compiled on 26/09/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**1/5 JAMES ST, STRATHDALE, VIC 3550**

 **3**  **-**  **-**

Sale Price

**\$230,000**

Sale Date: 06/12/2016

Distance from Property: 844m



## 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

5/114 MURPHY STREET, EAST 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: \$223,000 to \$247,000

### Median sale price

Median price

\$335,000

House

Unit

X

Suburb

EAST BENDIGO

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 |
|---|-----------|--------------|
| 1/46 LANSELL ST, EAST BENDIGO, VIC 3550 | \$225,000 | 17/12/2016   |
| 4/112 MURPHY ST, EAST BENDIGO, VIC 3550 | \$225,000 | 02/12/2016   |
| 1/11 BEISCHER ST, STRATHDALE, VIC 3550  | \$260,000 | 18/04/2017   |
| 1/5 JAMES ST, STRATHDALE, VIC 3550      | \$230,000 | 06/12/2016   |