



STATEMENT OF INFORMATION

197 LLOYD STREET, EAST BENDIGO, VIC-3550

PREPARED BY PAUL BYRNE, BENDIGO REAL ESTATE, PHONE: 0439 441 198



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



197 LLOYD STREET, EAST BENDIGO, VIC  3  1  1

Indicative Selling Price

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

Price Range: **\$300,000 to \$320,000**

Provided by: Paul Byrne, Bendigo Real Estate

MEDIAN SALE PRICE



EAST BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$312,500

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.



65 DAY ST, EAST BENDIGO, VIC 3550  3  1  1

Sale Price

\$315,000

Sale Date: 03/11/2016

Distance from Property: 1.1km



22 JENNINGS ST, EAST BENDIGO, VIC 3550  3  1  1

Sale Price

\$318,000

Sale Date: 18/04/2016

Distance from Property: 1.2km



3 MACKAY ST, EAST BENDIGO, VIC 3550  4  2  2

Sale Price

\$317,500

Sale Date: 24/06/2016

Distance from Property: 1.7km



This report has been compiled on 29/08/2017 by Bendigo Real Estate. 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

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Indicative selling price

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Price Range: \$300,000 to \$320,000

Median sale price

Median price \$312,500

House

Unit

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
65 DAY ST, EAST BENDIGO, VIC 3550	\$315,000	03/11/2016
22 JENNINGS ST, EAST BENDIGO, VIC 3550	\$318,000	18/04/2016
3 MACKAY ST, EAST BENDIGO, VIC 3550	\$317,500	24/06/2016