

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
Including suburb or locality and postcode
Lot 2 & 3 / 157 Arnold Street, Bendigo VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units

	Single price		Lower price		Higher price
2/157 Arnold Street, Bendigo	\$254,990	or range between	\$*	&	\$
3/157 Arnold Street, Bendigo	\$249,990	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$227,500

Suburb or locality BENDIGO

Period - From 01/01/2017

To 31/12/2017

Source Price Finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 & 3 /157 Arnold Street, Bendigo	1 209 Barnard Street, Bendigo	\$255,000	06/12/2017
	2 25 Niemann Street, Bendigo	\$285,000	31/08/2017
	3 86 Brougham Street, Bendigo	\$290,000	31/10/2017