

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

9 Redan Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$195,000 & \$205,000

Median sale price

Median price \$377,500 House X Unit Suburb or locality Bendigo

Period - From 01/04/2017 to 30/06/2017 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	44a Jackson St LONG GULLY 3550	\$195,000	21/10/2016
2	13 Oliver Ct LONG GULLY 3550	\$192,500	11/04/2017
3	2 Louis St LONG GULLY 3550	\$182,500	28/04/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



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Rooms:
Property Type: House
Land Size: 538 sqm approx
Agent Comments

Comparable Properties



44a Jackson St LONG GULLY 3550 (REI)

Agent Comments

 3  1  1

Price: \$195,000
Method: Private Sale
Date: 21/10/2016
Rooms: 7
Property Type: House



13 Oliver Ct LONG GULLY 3550 (REI/VG)

Agent Comments

 3  1  2

Price: \$192,500
Method: Private Sale
Date: 11/04/2017
Rooms: 4
Property Type: House
Land Size: 730 sqm approx



2 Louis St LONG GULLY 3550 (REI/VG)

Agent Comments

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Price: \$182,500
Method: Private Sale
Date: 28/04/2016
Rooms: 4
Property Type: House
Land Size: 705 sqm approx