

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

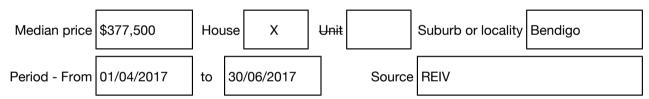
Address 9 Redan Street, Bendigo Vic 3550 Including suburb or locality andpostcode

Indicative selling price

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

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

Median sale price



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

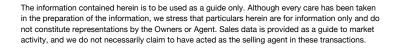
OR

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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propertydata

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9 Redan Street, Bendigo Vic 3550







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

Indicative Selling Price \$195,000 - \$205,000 Median House Price June quarter 2017: \$377,500

Comparable Properties



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

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44a Jackson St LONG GULLY 3550 (REI)

13 Oliver Ct LONG GULLY 3550 (REI/VG)

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Agent Comments



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

Agent Comments



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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

