

## 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 or locality and postcode

15 Kookaburra Avenue, North Bendigo

#### Indicative selling price

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

Single price / Range \$200,00 to \$220,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$268,812

\*House

Unit

Suburb or locality North Bendigo

Period 01 June 2016 to 31 May 2017

Source



#### 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 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
17 Atkins Street, North Bendigo, VIC 3550	\$225,000	29/06/2016
12 Jacobs Street, North Bendigo, VIC 3550	\$243,000	01/05/2017
106 Holdsworth Road, North Bendigo VIC 3550	\$220,000	24/10/2016