

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

238 View Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$1,890,000

&

\$2,075,000

Median sale price

Median price \$600,000

Property Type House

Suburb Bendigo

Period - From 01/04/2021

to

30/06/2021

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.

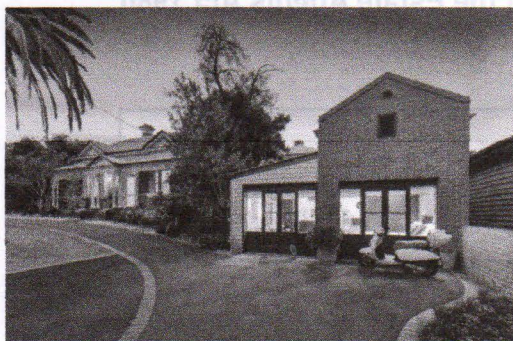
Address of comparable property	Price	Date of sale
1 96 Moore St BENDIGO 3550	\$2,000,000	12/05/2021
2 149 Wattle St BENDIGO 3550	\$1,860,000	27/05/2020
3		

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.

This Statement of Information was prepared on:

31/08/2021 11:50

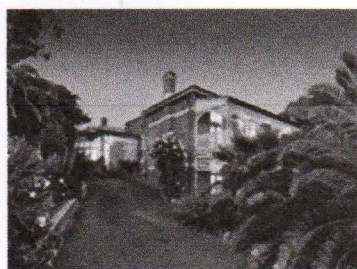


5 3 3

Property Type: House
Land Size: 1241 sqm approx
Agent Comments

Indicative Selling Price
\$1,890,000 - \$2,075,000
Median House Price
June quarter 2021: \$600,000

Comparable Properties

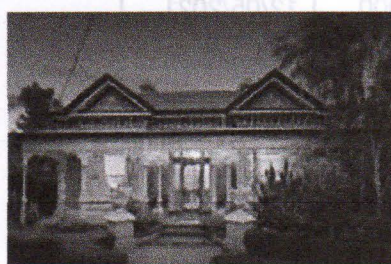


96 Moore St BENDIGO 3550 (REI/VG)

Agent Comments

5 3 2

Price: \$2,000,000
Method: Private Sale
Date: 12/05/2021
Property Type: House
Land Size: 1627 sqm approx



149 Wattle St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$1,860,000
Method: Private Sale
Date: 27/05/2020
Rooms: 6
Property Type: House
Land Size: 1010 sqm approx

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.