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 and postcode | 9 Little Hill 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)

| ~~Single Price~~ | | or range between | $395 | & | $420 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $412,500 | Property type | House | Suburb | Bendigo |
|---|---|---|---|---|---|
| Period-from | 01 Sep 2018 | to | 31 Aug 2019 | Source | Corelogic |

## 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 |
|---|---|---|
| 18 Black Street Long Gully VIC 3550 | $410,000 | 04-May-18 |
| 23 Eaglehawk Road Ironbark VIC 3550 | $355,000 | 14-Nov-18 |
| 98 Marong Road West Bendigo VIC 3550 | $430,000 | 29-Oct-18 |

**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 18 months.~~

This Statement of Information was prepared on: 17 September 2019

LUKE GOGGIN REAL ESTATE

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**18 Black Street Long Gully VIC 3550** Sold Price **$410,000** Sold Date **04-May-18**

3 2 2 Distance **0.47km**



**23 Eaglehawk Road Ironbark VIC 3550** Sold Price **$355,000** Sold Date **14-Nov-18**

3 2 2 Distance **0.87km**



**98 Marong Road West Bendigo VIC 3550** Sold Price **$430,000** Sold Date **29-Oct-18**

3 2 2 Distance **1.52km**

**RS** = Recent sale **UN** = Undisclosed Sale

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