

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

10 Waterloo Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$699,000 & \$739,000

Median sale price

Median price \$675,000 Property Type House Suburb Bendigo

Period - From 01/10/2021 to 31/12/2021 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 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
1	56 Mundy St BENDIGO 3550	\$750,000	04/11/2021
2	33 Myrtle St BENDIGO 3550	\$720,000	06/10/2021
3	140 Queen St BENDIGO 3550	\$705,000	18/12/2021

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:

14/02/2022 10:27



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Property Type: House

Agent Comments

Indicative Selling Price

\$699,000 - \$739,000

Median House Price

December quarter 2021: \$675,000

Comparable Properties



56 Mundy St BENDIGO 3550 (REI)

Agent Comments

3 1 5

Price: \$750,000

Method: Private Sale

Date: 04/11/2021

Property Type: House

Land Size: 516 sqm approx



33 Myrtle St BENDIGO 3550 (REI/VG)

Agent Comments

2 2 2

Price: \$720,000

Method: Private Sale

Date: 06/10/2021

Property Type: House

Land Size: 322 sqm approx



140 Queen St BENDIGO 3550 (REI)

Agent Comments

3 1 -

Price: \$705,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 575 sqm approx