

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

239 Holdsworth Road, North 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

\$

Range between

\$475,000

&

\$510,000

Median sale price

Median price

\$417,750

Property type

House

Suburb

North Bendigo

Period - From

30th August 2020

to

30th August 2021

Source

Realestate.com.au

Comparable property sales

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
12 Thunder Street, North Bendigo Vic 3550	\$505,000	30 th August 2021
66 Jacob Street, North Bendigo Vic 3550	\$490,000	24 th August 2021
266 Holdsworth Road, North Bendigo Vic 3550	\$523,000	30 th June 2021

This Statement of Information was prepared on: 17th September 2021