

# 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

291 Barnard Street, Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$445,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Bendigo

Period - From

01/10/2020

to

31/12/2020

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	205 Forest St, Bendigo, Vic 3550, Australia	\$565,000	06/06/2020
2	1-2/277 King St GOLDEN SQUARE 3555	\$300,000	30/12/2020
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:

07/04/2021 13:41



4   2   1

**Property Type:** House (Previously Occupied - Detached)

**Agent Comments**

dual dwelling residence in prominent location

**Indicative Selling Price**

\$445,000

**Median House Price**

December quarter 2020: \$550,000

## Comparable Properties

**205 Forest St, Bendigo, Vic 3550, Australia (REI)**

**Agent Comments**

5   2   -

**Price:** \$565,000

**Method:**

**Date:** 06/06/2020

**Property Type:** House



**1-2/277 King St GOLDEN SQUARE 3555 (REI)**

**Agent Comments**

4   2   2

**Price:** \$300,000

**Method:** Private Sale

**Date:** 30/12/2020

**Property Type:** House

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.