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	37 Arnold 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	$450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$412,500	Property type	House	Suburb	Bendigo
Period-from	01 Jul 2019	to	30 Jun 2020	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
50 Arnold Street Bendigo VIC 3550	$450,000	16-Jan-20
208 Arnold Street North Bendigo VIC 3550	$445,000	10-Feb-20
18 Valentine Street Bendigo VIC 3550	$492,000	16-Aug-19

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.~~

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LUKE GOGGIN REAL ESTATE

Kelvin Dows
P 0354421422
M 0417314149
E kelvin@goggin.com.au



50 Arnold Street Bendigo VIC 3550 Sold Price **$450,000** Sold Date **16-Jan-20**

3 1 1 Distance **0.09km**



208 Arnold Street North Bendigo VIC 3550 Sold Price **$445,000** Sold Date **10-Feb-20**

3 1 1 Distance **1.05km**



18 Valentine Street Bendigo VIC 3550 Sold Price **$492,000** Sold Date **16-Aug-19**

3 1 1 Distance **1.29km**

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

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