

## 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

9 Tomlins 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 \$449,000

#### Median sale price

Median price \$385,000

House

X

Unit

Suburb or locality

Bendigo

Period - From

01/10/2017

to

31/12/2017

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	216 McCrae St BENDIGO 3550	\$452,500	02/06/2017
2	44 Arnold St BENDIGO 3550	\$430,000	25/07/2017
3	63 Mundy St BENDIGO 3550	\$411,000	30/01/2018

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.



**Rooms:**  
**Property Type:** Bed & Breakfast  
**Land Size:** 486 sqm approx  
Agent Comments

## Comparable Properties



**216 McCrae St BENDIGO 3550 (VG)**

Agent Comments



**Price:** \$452,500  
**Method:** Sale  
**Date:** 02/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 464 sqm approx



**44 Arnold St BENDIGO 3550 (VG)**

Agent Comments



**Price:** \$430,000  
**Method:** Sale  
**Date:** 25/07/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 461 sqm approx



**63 Mundy St BENDIGO 3550 (REI)**

Agent Comments



**Price:** \$411,000  
**Method:** Private Sale  
**Date:** 30/01/2018  
**Rooms:** 3  
**Property Type:** House