

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

4 Anderson Street, Bendigo Vic 3550

Indicative selling price

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

Range between

\$420,000

&

\$462,000

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	34 Bayne St NORTH BENDIGO 3550	\$440,000	14/06/2017
2	4 Frederick St BENDIGO 3550	\$540,000	12/12/2016
3	4 Frederick St BENDIGO 3550	\$580,000	19/01/2018

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.