

## 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

2 Swan Street, North 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 \$195,000

#### Median sale price

Median price \$345,000 House  Unit  Suburb or locality North Bendigo

Period - From 01/10/2018 to 31/12/2018 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	21 Magpie St NORTH BENDIGO 3550	\$186,239	08/08/2017
2	20 Magpie St NORTH BENDIGO 3550	\$181,000	28/11/2017
3	55 Smith St NORTH BENDIGO 3550	\$178,000	10/01/2018

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.



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**Rooms:**  
**Property Type:** House  
**Land Size:** 668 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$195,000  
**Median House Price**  
December quarter 2018: \$345,000

## Comparable Properties



21 Magpie St NORTH BENDIGO 3550 (REI/VG)   Agent Comments

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**Price:** \$186,239  
**Method:** Private Sale  
**Date:** 08/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 581 sqm approx



20 Magpie St NORTH BENDIGO 3550 (REI/VG)   Agent Comments

3   1   1

**Price:** \$181,000  
**Method:** Private Sale  
**Date:** 28/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 850 sqm approx

55 Smith St NORTH BENDIGO 3550 (VG)   Agent Comments

2   -   -

**Price:** \$178,000  
**Method:** Sale  
**Date:** 10/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 845 sqm approx