

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



164 ROWAN STREET, BENDIGO, VIC 3550

 4  2  2

Indicative Selling Price

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

Price Range: **\$610,000 to \$675,000**

MEDIAN SALE PRICE



BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$400,000

01 January 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



293 BARNARD ST, BENDIGO, VIC 3550

 5  2  4

Sale Price

Price Withheld

Sale Date: 16/11/2017

Distance from Property: 588m



185 DON ST, BENDIGO, VIC 3550

 3  2  1

Sale Price

\$690,000

Sale Date: 11/07/2017

Distance from Property: 386m



70 THISTLE ST, BENDIGO, VIC 3550

 3  2  4

Sale Price

\$665,000

Sale Date: 30/03/2017

Distance from Property: 424m



This report has been compiled on 15/02/2018 by Maher Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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148 ROWAN ST, BENDIGO, VIC 3550

 **3**  **2**  **1**

Sale Price

\$565,000

Sale Date: 09/12/2015

Distance from Property: 108m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

164 ROWAN STREET, BENDIGO, VIC 3550

Indicative selling price

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

Price Range: \$610,000 to \$675,000

Median sale price

Median price

\$400,000

House

Unit

Suburb

BENDIGO

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
293 BARNARD ST, BENDIGO, VIC 3550	Price Withheld	16/11/2017
185 DON ST, BENDIGO, VIC 3550	\$690,000	11/07/2017
70 THISTLE ST, BENDIGO, VIC 3550	\$665,000	30/03/2017
148 ROWAN ST, BENDIGO, VIC 3550	\$565,000	09/12/2015