





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 SOLOMON STREET, EAST BENDIGO, VIC 3 🕒 1 🚓 1







Indicative Selling Price

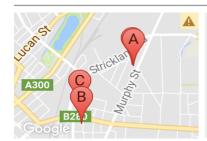
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$315,000 to \$340,000

Provided by: Nekti Tzouroutis, Bendigo Real Estate

MEDIAN SALE PRICE



EAST BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$360,000

01 April 2017 to 31 March 2018

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.



6 SOLOMON ST, EAST BENDIGO, VIC 3550







Sale Price

\$330,000

Sale Date: 16/10/2017

Distance from Property: 20m





6 NEALE ST, KENNINGTON, VIC 3550









Sale Price

\$332,500

Sale Date: 10/04/2017

Distance from Property: 1.1km





10 CASEY ST, EAST BENDIGO, VIC 3550







Sale Price

\$317,500

Sale Date: 04/04/2017

Distance from Property: 932m



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 4 SOLOMON STREET, EAST BENDIGO, VIC 3550

Indicative selling price

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

Price Range: \$315,000 to \$340,000

Median sale price

Median price	\$360,000	House	X	Unit	Suburb	EAST BENDIGO	
Period	01 April 2017 to 31 March 2018			Source	p	pricefinder	

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
6 SOLOMON ST, EAST BENDIGO, VIC 3550	\$330,000	16/10/2017
6 NEALE ST, KENNINGTON, VIC 3550	\$332,500	10/04/2017
10 CASEY ST, EAST BENDIGO, VIC 3550	\$317,500	04/04/2017