

STATEMENT OF INFORMATION

4 SOLOMON STREET, EAST BENDIGO, VIC 3550

PREPARED BY NEKTI TZOUROUTIS, BENDIGO REAL ESTATE



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: Nektı 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: 

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

 3  2  2

Sale Price

\$330,000

Sale Date: 16/10/2017

Distance from Property: 20m



6 NEALE ST, KENNINGTON, VIC 3550

 3  1  2

Sale Price

\$332,500

Sale Date: 10/04/2017

Distance from Property: 1.1km



10 CASEY ST, EAST BENDIGO, VIC 3550

 3  1  2

Sale Price

\$317,500

Sale Date: 04/04/2017

Distance from Property: 932m



This report has been compiled on 30/04/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

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

Median sale price

Median price \$360,000

House

Unit

Suburb

EAST BENDIGO

Period 01 April 2017 to 31 March 2018

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 |
|--------------------------------------|-----------|--------------|
| 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 |