

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



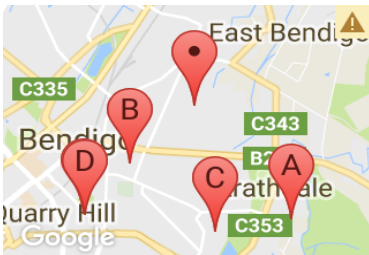
39B HARPIN STREET, EAST BENDIGO, VIC  4  2  2

Indicative Selling Price

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

Price Range: **\$612,000 to \$676,000**

MEDIAN SALE PRICE



EAST BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$324,000

01 October 2016 to 30 September 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.



12 ELWOOD DR, STRATHDALE, VIC 3550

 4  2  2

Sale Price

\$688,000

Sale Date: 17/08/2016

Distance from Property: 2.1km



16 MICHAEL ST, KENNINGTON, VIC 3550

 4  1  1

Sale Price

\$640,000

Sale Date: 21/01/2016

Distance from Property: 1.2km



3 KNOX CRT, KENNINGTON, VIC 3550

 3  2  2

Sale Price

\$680,000

Sale Date: 24/05/2017

Distance from Property: 1.9km



This report has been compiled on 05/10/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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164 WILLIAMSON ST, BENDIGO, VIC 3550

 3  3  2

Sale Price

\$607,500

Sale Date: 29/06/2016

Distance from Property: 2.2km



164 WILLIAMSON ST, BENDIGO, VIC 3550

 3  3  2

Sale Price

\$605,000

Sale Date: 12/05/2016

Distance from Property: 2.2km



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

39B HARPIN STREET, EAST BENDIGO, VIC 3550

Indicative selling price

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

Price Range: \$612,000 to \$676,000

Median sale price

Median price \$324,000

House

Unit

Suburb EAST BENDIGO

Period 01 October 2016 to 30 September 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 |
|--------------------------------------|-----------|--------------|
| 12 ELWOOD DR, STRATHDALE, VIC 3550 | \$688,000 | 17/08/2016 |
| 16 MICHAEL ST, KENNINGTON, VIC 3550 | \$640,000 | 21/01/2016 |
| 3 KNOX CRT, KENNINGTON, VIC 3550 | \$680,000 | 24/05/2017 |
| 164 WILLIAMSON ST, BENDIGO, VIC 3550 | \$607,500 | 29/06/2016 |

| | | |
|--------------------------------------|-----------|------------|
| 164 WILLIAMSON ST, BENDIGO, VIC 3550 | \$605,000 | 12/05/2016 |
|--------------------------------------|-----------|------------|