

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 146 Holdsworth Road, North Bendigo VIC 3550

Indicative selling price

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

\$240,000

&

\$250,000

Median sale price

Median price \$280,000 House Suburb or locality North Bendigo
Period - From September 25th 2017 to October 3rd 2017 Source www.realestate.com.au

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
1. 12 Jacob Street, North Bendigo VIC 3550	\$243,000	01/05/17
2. 7 Cowper Street, North Bendigo VIC 3550	\$260,000	07/09/16
3. 106 Holdsworth Road, North Bendigo VIC 3550	\$220,000	24/10/16

Property data source: www.realestate.com.au . Generated on 03/10/17

Additional information about comparable sales.



North Bendigo 12 Jacob Street **3 BED 1 BATH 1 CAR 4 ROOMS**

METHOD Private
TYPE House
LAND Approx. 642m2



North Bendigo 7 Cowper Street **3 BED 1 BATH 2 CAR 4 ROOMS**

METHOD Private
TYPE House
LAND Approx. 635m2



North Bendigo 106 Holdsworth Road **3 BED 1 BATH 2 CAR 4 ROOMS**

METHOD Private
TYPE House
LAND Approx. 506 m2