

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

43 Lobb Street, North Bendigo Vic 3550

Indicative selling price

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

Single price \$465,000

Median sale price

Median price \$311,500

House

X

Unit

Suburb or locality North Bendigo

Period - From 01/04/2018

to 30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	41 Bakewell St NORTH BENDIGO 3550	\$412,000	30/05/2017
2	1 Saville Ct NORTH BENDIGO 3550	\$400,000	19/04/2018
3	8 Barney St NORTH BENDIGO 3550	\$377,500	19/02/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$465,000
Median House Price
June quarter 2018: \$311,500

• Corner of Lobb & Nolan Streets • Top quality refurbishment throughout • 4 bedrooms • 2 x built in robes and ensuite to main • Ensuite, shower, double vanity, toilet • Robes to 2nd & 3rd • Huge 4th bedroom or 2nd living area • Large open plan Lounge, Kitchen, Dining • New Domain slide out range hood 60cm • New Arc 60cm gas cooktop • New Cavallo Black 60cm electric wall oven • Miele dishwasher • Main bathroom, bath, shower, vanity • New window furnishings • Upgraded lighting • Separate toilet • Separate laundry • Gas central ducted heating / evaporative cooling • Double remote garage, direct access to house • Paved alfresco • New timber deck to rear • Garden shed • Land approximately 585m2

Comparable Properties



41 Bakewell St NORTH BENDIGO 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$412,000
Method: Private Sale
Date: 30/05/2017
Rooms: 6
Property Type: House
Land Size: 1067 sqm approx



1 Saville Ct NORTH BENDIGO 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$400,000
Method: Private Sale
Date: 19/04/2018
Rooms: 6
Property Type: House
Land Size: 571 sqm approx



8 Barney St NORTH BENDIGO 3550 (REI/VG)

Agent Comments

4 1 1

Price: \$377,500
Method: Private Sale
Date: 19/02/2018
Rooms: 5
Property Type: House
Land Size: 632 sqm approx