

### 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 andpostcode

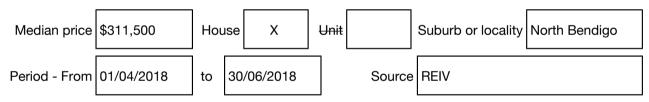
43 Lobb Street, North Bendigo Vic 3550

#### Indicative selling price

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

Single price \$465,000

#### Median sale price



#### 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.

#### Account - Step Up Property

propertydata

#### Generated: 17/08/2018 20:54

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Jaylee Dixon 0490035610 office@stepupproperty.com.au

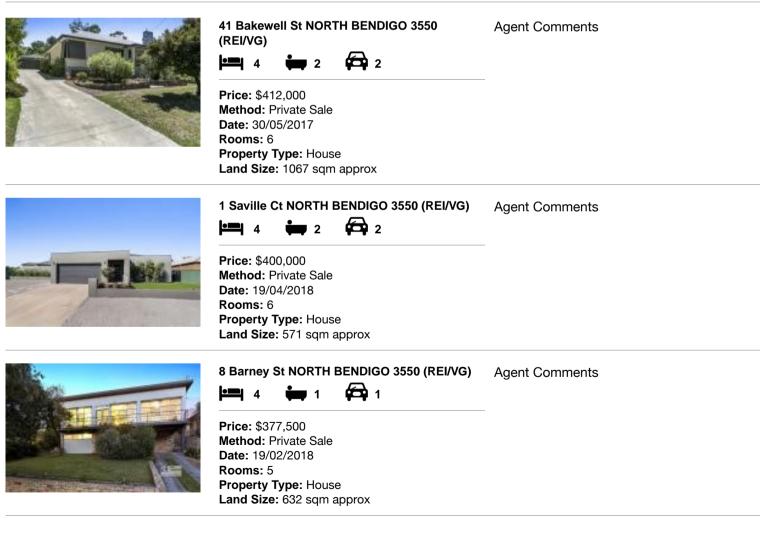




Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx Agent Comments Indicative Selling Price \$465,000 Median House Price June quarter 2018: \$311,500

• 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**



Account - Step Up Property

#### Generated: 17/08/2018 20:54

REIV Spropertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.