

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

11 Emu Court, North Bendigo Vic 3550

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$420,000 Property Type House Suburb North Bendigo

Period - From 25/08/2020 to 24/08/2021 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 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 Derwent Dr LONG GULLY 3550	\$365,000	22/07/2021
2	77 Nelson St CALIFORNIA GULLY 3556	\$340,000	26/05/2021
3	17 Waratah St WHITE HILLS 3550	\$340,000	21/07/2021

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 18 months.~~

This Statement of Information was prepared on: 25/08/2021 11:36



Property Type: House (Previously Occupied - Detached)
Land Size: 638 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$340,000 - \$370,000
Median House Price
25/08/2020 - 24/08/2021: \$420,000

Comparable Properties



12 Derwent Dr LONG GULLY 3550 (REI/VG)

[Agent Comments](#)



Price: \$365,000
Method: Private Sale
Date: 22/07/2021
Property Type: House
Land Size: 736 sqm approx



77 Nelson St CALIFORNIA GULLY 3556 (REI/VG)

[Agent Comments](#)



Price: \$340,000
Method: Private Sale
Date: 26/05/2021
Property Type: House
Land Size: 636 sqm approx



17 Waratah St WHITE HILLS 3550 (REI)

[Agent Comments](#)



Price: \$340,000
Method: Private Sale
Date: 21/07/2021
Property Type: House
Land Size: 543 sqm approx