

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

12 Ironbark Road, Bendigo Vic 3550

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$572,000

Property Type House

Suburb Bendigo

Period - From 01/07/2020

to 30/06/2021

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	59 Wood St CALIFORNIA GULLY 3556	\$406,000	25/06/2021
2	20 Churchill Av FLORA HILL 3550	\$391,000	13/07/2021
3	6 Golden Gr BENDIGO 3550	\$390,000	10/05/2021

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:

18/08/2021 10:41



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Property Type: House (Res)
Land Size: 520 sqm approx
Agent Comments

Indicative Selling Price
\$399,000

Median House Price
Year ending June 2021: \$572,000

Comparable Properties

59 Wood St CALIFORNIA GULLY 3556 (VG)

Agent Comments

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Price: \$406,000
Method: Sale
Date: 25/06/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 636 sqm approx



20 Churchill Av FLORA HILL 3550 (REI/VG)

Agent Comments

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Price: \$391,000
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 615 sqm approx



6 Golden Gr BENDIGO 3550 (REI/VG)

Agent Comments

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Price: \$390,000
Method: Private Sale
Date: 10/05/2021
Property Type: House
Land Size: 551 sqm approx