

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

14 Redan Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$646,500 Property Type House Suburb Bendigo

Period - From 19/07/2021 to 18/07/2022 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	34 Milroy St BENDIGO 3550	\$410,000	24/06/2022
2	27 Moray Cr NORTH BENDIGO 3550	\$400,000	31/05/2022
3	47 Holmes Rd LONG GULLY 3550	\$395,000	10/06/2022

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:

19/07/2022 14:21



Property Type: House
Land Size: 549 sqm approx
Agent Comments

Indicative Selling Price
\$380,000 - \$415,000
Median House Price
19/07/2021 - 18/07/2022: \$646,500

Comparable Properties



34 Milroy St BENDIGO 3550 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 24/06/2022
Property Type: House
Land Size: 573.53 sqm approx



27 Moray Cr NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 31/05/2022
Property Type: House
Land Size: 590 sqm approx

47 Holmes Rd LONG GULLY 3550 (REI)

Agent Comments



Price: \$395,000
Method: Sold Before Auction
Date: 10/06/2022
Property Type: House (Res)
Land Size: 693 sqm approx

Account - Step Up Property