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	45 Bayne Street North Bendigo VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single price~~		or range between	$440,000	&	$470,000

Median sale price

Median price	$420,000	Property type	House	Suburb	North Bendigo
Period - From	01-11-2020	to	31-10-2021	Source	Corelogic

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
13 Bakewell Street North Bendigo VIC 3550	$465,000	29-09-2021
18 Thunder Street North Bendigo VIC 3550	$455,000	21-10-2021
37 Milroy Street Bendigo VIC 3550	$483,850	08-10-2021

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980.*

This Statement of Information was prepared on: 29-11-2021