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	37 Prouses Road 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	$375,000	&	$395,000

Median sale price

Median price	$450,000	Property type	House	Suburb	North Bendigo

Period - From	01-02-2021	to	31-01-2022	Source	Corelogic

Comparable property sales

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
12 Ironbark Road Bendigo VIC 3550	$390,000	18-10-2021
70 Sandhurst road California Gully VIC 3556	$415,000	12-10-2021
7 Swan Street North Bendigo VIC 3550	$415,000	18-11-2021

This Statement of Information was prepared on: 24-02-2022