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	31A 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	$475,000	or range between	$*	&	$*

Median sale price

Median price	$505,000	Property type	*House*	Suburb	North Bendigo
Period - From	01/09/2021	to	31/08/2022	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
7 Oneill Street, North Bendigo Vic 3550	$450,000	23/06/2021
243 Eaglehawk Road, Long Gully Vic 3550	$470,000	25/07/2022
14 Reverie Street, Long Gully Vic 3550	$458,000	17/06/2022

This Statement of Information was prepared on: 27/09/2022