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 and postcode	11 HILL STREET 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$576,000	Property type	House	Suburb	Bendigo
Period-from	01 Mar 2023	to	29 Feb 2024	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
18 BUCKLEY STREET BENDIGO VIC 3550	$475,000	14-Nov-22
19 MCCLURE STREET BENDIGO VIC 3550	$480,000	12-Sep-23
6 BRAY STREET LONG GULLY VIC 3550	$476,050	03-Mar-23

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: 22 March 2024

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18 BUCKLEY STREET BENDIGO VIC 3550
3 1 2
Sold Price **$475,000** Sold Date **14-Nov-22**
Distance **0.17km**



19 MCCLURE STREET BENDIGO VIC 3550
3 1 2
Sold Price **$480,000** Sold Date **12-Sep-23**
Distance **0.17km**



6 BRAY STREET LONG GULLY VIC 3550
2 1 1
Sold Price **$476,050** Sold Date **03-Mar-23**
Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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