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	8 NIEMANN 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	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$507,500	Property type	Other	Suburb	North Bendigo
Period-from	01 Feb 2022	to	31 Jan 2023	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
45 HONEYSUCKLE STREET BENDIGO VIC 3550	$1,199,999	24-Oct-22
98 MOORE STREET BENDIGO VIC 3550	$1,290,000	15-Oct-22
127 DON STREET BENDIGO VIC 3550	$1,181,369	26-Sep-22

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: 02 February 2023

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45 HONEYSUCKLE STREET BENDIGO VIC 3550

3 2 2

Sold Price **$1,199,999** Sold Date **24-Oct-22**

Distance **1.89km**



98 MOORE STREET BENDIGO VIC 3550

5 2 2

Sold Price RS **$1,290,000** Sold Date **15-Oct-22**

Distance **0.44km**



127 DON STREET BENDIGO VIC 3550

5 2 1

Sold Price **$1,181,369** Sold Date **26-Sep-22**

Distance **1.79km**

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

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