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	16 CASTLE 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	House	Suburb	North Bendigo
Period-from	01 Jul 2023	to	30 Jun 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
5 WEBDON DRIVE NORTH BENDIGO VIC 3550	$535,000	25-Jul-24
8 CASTLE STREET NORTH BENDIGO VIC 3550	$545,000	27-Sep-23
5A ST JAMES WOOD DRIVE NORTH BENDIGO VIC 3550	$550,000	22-Nov-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: 30 July 2024

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5 WEBDON DRIVE NORTH BENDIGO VIC 3550

3 2 2

Sold Price RS $535,000 Sold Date 25-Jul-24

Distance 1.15km



8 CASTLE STREET NORTH BENDIGO VIC 3550

4 1 1

Sold Price $545,000 Sold Date 27-Sep-23

Distance 0.08km



5A ST JAMES WOOD DRIVE NORTH BENDIGO VIC 3550

3 2 2

Sold Price $550,000 Sold Date 22-Nov-23

Distance 0.29km

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

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