STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 BELL STREET, IRONBARK, VIC 3550

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$600,000 to $660,000**

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



IRONBARK, VIC, 3550

Suburb Median Sale Price (House)

$445,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



9 MCCLURE ST, BENDIGO, VIC 3550

4 2 2

Sale Price

$675,000

Sale Date: 16/08/2024

Distance from Property: 244m

A



21 BANNERMAN ST, BENDIGO, VIC 3550

3 1 1

Sale Price

$615,000

Sale Date: 15/05/2024

Distance from Property: 462m

B



28 BUCKLEY ST, BENDIGO, VIC 3550

3 1 4

Sale Price

$680,000

Sale Date: 04/09/2023

Distance from Property: 634m

C

This report has been compiled on 03/12/2024 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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