

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/12 INGLIS STREET, WEST BENDIGO, VIC  -  -  -

Indicative Selling Price

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

Price Range: \$220,000 to \$240,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



WEST BENDIGO, VIC, 3550

Suburb Median Sale Price (Unit)

\$273,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



22 CORNISH ST, BENDIGO, VIC 3550

 3  1  2

Sale Price

\$217,000

Sale Date: 19/07/2017

Distance from Property: 1.9km



18 SPECIMEN HILL RD, GOLDEN SQUARE, VIC

 3  1  1

Sale Price

\$240,000

Sale Date: 31/07/2017

Distance from Property: 2km



31 BLACK ST, LONG GULLY, VIC 3550

 3  1  1

Sale Price

\$230,000

Sale Date: 13/09/2017

Distance from Property: 1.5km



This report has been compiled on 13/06/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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21 HERCULES ST, LONG GULLY, VIC 3550

 3  1  3

Sale Price

\$240,000

Sale Date: 27/10/2017

Distance from Property: 666m



42 CUNNEEN ST, LONG GULLY, VIC 3550

 2  1  1

Sale Price

\$235,000

Sale Date: 23/01/2018

Distance from Property: 874m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/12 INGLIS STREET, WEST BENDIGO, VIC 3550

Indicative selling price

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

Price Range:

\$220,000 to \$240,000

Median sale price

Median price

\$273,000

House

Unit

X

Suburb

WEST BENDIGO

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
22 CORNISH ST, BENDIGO, VIC 3550	\$217,000	19/07/2017
18 SPECIMEN HILL RD, GOLDEN SQUARE, VIC 3555	\$240,000	31/07/2017
31 BLACK ST, LONG GULLY, VIC 3550	\$230,000	13/09/2017
21 HERCULES ST, LONG GULLY, VIC 3550	\$240,000	27/10/2017

42 CUNNEEN ST, LONG GULLY, VIC 3550	\$235,000	23/01/2018
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