

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 KOOKABURRA AVENUE, NORTH**

 3  1  2

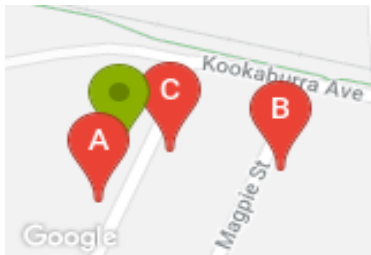
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$225,000 to \$245,000**

Provided by: Meg Guzzo, Bendigo Property Plus

## MEDIAN SALE PRICE



**NORTH BENDIGO, VIC, 3550**

**Suburb Median Sale Price (House)**

**\$319,000**

01 July 2017 to 30 June 2018

Provided by: 

## 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 agent's representative considers to be most comparable to the property for sale.



**18 KOOKABURRA AVE, NORTH BENDIGO, VIC**

 3  1  1

**Sale Price**

**\$222,000**

Sale Date: 07/05/2018

Distance from Property: 46m



**26 MAGPIE ST, NORTH BENDIGO, VIC 3550**

 3  1  1

**Sale Price**

**\$220,000**

Sale Date: 26/03/2018

Distance from Property: 134m



**15 KOOKABURRA AVE, NORTH BENDIGO, VIC**

 3  1  1

**Sale Price**

**\$200,000**

Sale Date: 21/09/2017

Distance from Property: 41m



This report has been compiled on 27/07/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

12 KOOKABURRA AVENUE, NORTH BENDIGO, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$225,000 to \$245,000

Median sale price

Median price

\$319,000

House

X

Unit


Suburb

NORTH BENDIGO

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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 KOOKABURRA AVE, NORTH BENDIGO, VIC 3550	\$222,000	07/05/2018
26 MAGPIE ST, NORTH BENDIGO, VIC 3550	\$220,000	26/03/2018
15 KOOKABURRA AVE, NORTH BENDIGO, VIC 3550	\$200,000	21/09/2017