

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 or
locality and postcode

Lot 2, 54 Day Street, East Bendigo, VIC 3550

Indicative selling price

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

Single price

\$160,000

Median sale price

Median price

\$312,950

Property type

LAND

Suburb

EAST BENDIGO

Period - From

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

Comparable property sales

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
1. 9B Strickland Road, East Bendigo VIC 3550	\$165,000	06-Aug-20
2. 9A Strickland Road, East Bendigo VIC 3550	\$162,000	29-Jul-20
3. 34 Elstead Drive, Strathdale VIC 3550	\$195,000	20-Mar-20

This Statement of Information was prepared on: 20 January 2021