

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

5A ST JAMES WOOD DRIVE 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

North Bendigo

Period-from

01 Nov 2022

to

31 Oct 2023

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

| | | |
|--|-----------|-----------|
| 21 FORBES COURT NORTH BENDIGO VIC 3550 | \$540,000 | 05-Oct-23 |
| 13A BLACK STREET LONG GULLY VIC 3550 | \$519,000 | 30-Jun-23 |
| 11 FOSSICKERS PLACE WHITE HILLS VIC 3550 | \$562,500 | 12-Dec-22 |

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: 13 November 2023


**21 FORBES COURT NORTH
BENDIGO VIC 3550**
 3  2  2

Sold Price

^{RS} **\$540,000**

 Sold Date **05-Oct-23**

 Distance **1.12km**

**13A BLACK STREET LONG GULLY
VIC 3550**
 3  2  2

Sold Price

^{RS} **\$519,000**

 Sold Date **30-Jun-23**

 Distance **1.4km**

**11 FOSSICKERS PLACE WHITE
HILLS VIC 3550**
 3  2  2

Sold Price

\$562,500

 Sold Date **12-Dec-22**

 Distance **2.37km**

RS = Recent sale

UN = Undisclosed Sale

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