

# STATEMENT OF INFORMATION

21 MAGPIE STREET, NORTH BENDIGO, VIC 3550

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**21 MAGPIE STREET, NORTH BENDIGO,**

 3  1  2

Indicative Selling Price

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

**\$210,000 to \$215,000**

Provided by: Jenny Donaldson, Professionals Bendigo

## SUBURB MEDIAN



**NORTH BENDIGO, VIC, 3550**

Suburb Median Sale Price (House)

**\$263,500**

01 April 2016 to 31 March 2017

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.



**5 FARRELL CRT, NORTH BENDIGO, VIC 3550**

 3  1  -

Sale Price

**\$235,000**

Sale Date: 28/09/2016

Distance from Property: 438m



**14 SWAN ST, NORTH BENDIGO, VIC 3550**

 3  1  2

Sale Price

**\$200,000**

Sale Date: 01/08/2016

Distance from Property: 194m



**2 GREEN ST, CALIFORNIA GULLY, VIC 3556**

 4  1  4

Sale Price

**\$222,500**

Sale Date: 14/10/2016

Distance from Property: 1.9km



This report has been compiled on 13/06/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [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

21 MAGPIE STREET, NORTH BENDIGO, VIC 3550

### Indicative selling price

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

Single Price / Range

\$210,000 to \$215,000

### Median sale price

Median price

\$263,500

House

Unit

Suburb

NORTH BENDIGO

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### 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
5 FARRELL CRT, NORTH BENDIGO, VIC 3550	\$235,000	28/09/2016
14 SWAN ST, NORTH BENDIGO, VIC 3550	\$200,000	01/08/2016
2 GREEN ST, CALIFORNIA GULLY, VIC 3556	\$222,500	14/10/2016