

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

12 BAKEWELL STREET 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

House

Suburb

North Bendigo

Period-from

01 May 2023

to

30 Apr 2024

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

1 CALEDONIA STREET NORTH BENDIGO VIC 3550	\$660,000	13-Feb-24
49 BAKEWELL STREET NORTH BENDIGO VIC 3550	\$558,000	07-Mar-24
240 NAPIER STREET BENDIGO VIC 3550	\$730,000	02-Dec-23

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: 23 May 2024



**1 CALEDONIA STREET NORTH
BENDIGO VIC 3550**

3 1 2

Sold Price **\$660,000** Sold Date **13-Feb-24**

Distance **0.14km**



**49 BAKEWELL STREET NORTH
BENDIGO VIC 3550**

3 1 1

Sold Price **\$558,000** Sold Date **07-Mar-24**

Distance **0.41km**



**240 NAPIER STREET BENDIGO VIC
3550**

3 2 2

Sold Price **\$730,000** Sold Date **02-Dec-23**

Distance **0.79km**



**208 MCCRAE STREET BENDIGO
VIC 3550**

3 2 1

Sold Price **\$625,000** Sold Date **22-Nov-23**

Distance **0.98km**

RS = Recent sale UN = Undisclosed Sale

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