

STATEMENT OF INFORMATION

6/69 THUNDER STREET, NORTH BENDIGO, VIC 3550

PREPARED BY PROPERTY PLUS REAL ESTATE AGENTS



**Property
Plus**
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



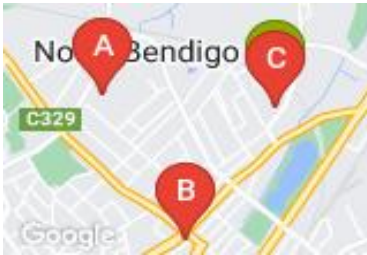
6/69 THUNDER STREET, NORTH BENDIGO,  3  2  2

Indicative Selling Price

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

Price Range: **\$430,000 to \$445,000**

MEDIAN SALE PRICE



NORTH BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$514,000

01 January 2023 to 31 December 2023

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.



4/24 PROUSES RD, NORTH BENDIGO, VIC 3550  3  1  1

Sale Price

\$435,000

Sale Date: 03/10/2023

Distance from Property: 1.1km



13/83-87 ARNOLD ST, BENDIGO, VIC 3550  2  2  2

Sale Price

***\$430,000**

Sale Date: 13/02/2024

Distance from Property: 1.2km



10/67 THUNDER ST, NORTH BENDIGO, VIC  2  2  2

Sale Price

***\$475,000**

Sale Date: 25/09/2023

Distance from Property: 71m



This report has been compiled on 07/03/2024 by Property Plus Real Estate Agents. Property Data Solutions Pty Ltd 2024 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode: **6/69 THUNDER STREET, NORTH BENDIGO, VIC 3550**

Indicative selling price

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

Price Range: **\$430,000 to \$445,000**

Median sale price

Median price: **\$514,000** Property type: **House** Suburb: **NORTH BENDIGO**
Period: **01 January 2023 to 31 December 2023** 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
4/24 PROUSES RD, NORTH BENDIGO, VIC 3550	\$435,000	03/10/2023
13/83-87 ARNOLD ST, BENDIGO, VIC 3550	*\$430,000	13/02/2024
10/67 THUNDER ST, NORTH BENDIGO, VIC 3550	*\$475,000	25/09/2023

This Statement of Information was prepared on: **07/03/2024**