

## 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

73A POWELLS AVENUE EAST BENDIGO VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

East Bendigo

Period-from

01 Mar 2023

to

29 Feb 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

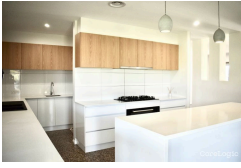
Date of sale

1 CALIBRE CLOSE STRATHDALE VIC 3550	\$910,000	12-Jul-23
23 PILCHER STREET STRATHDALE VIC 3550	\$923,000	04-Feb-23
10 AUSTEN TERRACE EAST BENDIGO VIC 3550	\$920,000	10-Mar-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: 04 March 2024



**1 CALIBRE CLOSE STRATHDALE  
VIC 3550**

 5  2  7

Sold Price **\$910,000** Sold Date **12-Jul-23**

Distance **0.84km**



**23 PILCHER STREET STRATHDALE  
VIC 3550**

 3  3  3

Sold Price **\$923,000** Sold Date **04-Feb-23**

Distance **0.86km**



**10 AUSTEN TERRACE EAST  
BENDIGO VIC 3550**

 3  2  2

Sold Price **\$920,000** Sold Date **10-Mar-22**

Distance **1.41km**

RS = Recent sale      UN = Undisclosed Sale

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