

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

46 MILROY STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Bendigo

Period-from

01 Oct 2023

to

30 Sep 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

8 SMALLEY STREET CALIFORNIA GULLY VIC 3556	\$460,000	05-Jul-24
13 BARNEY STREET NORTH BENDIGO VIC 3550	\$560,000	09-Apr-24
16 KINROSS STREET LONG GULLY VIC 3550	\$515,000	01-Aug-24

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: 17 October 2024

**8 SMALLEY STREET CALIFORNIA GULLY VIC 3556**

🏠 2 🚿 1 🚗 -

Sold Price

\$460,000

Sold Date

05-Jul-24

Distance

1.85km**13 BARNEY STREET NORTH BENDIGO VIC 3550**

🏠 3 🚿 1 🚗 1

Sold Price

\$560,000

Sold Date

09-Apr-24

Distance

1.27km**16 KINROSS STREET LONG GULLY VIC 3550**

🏠 3 🚿 1 🚗 1

Sold Price

\$515,000

Sold Date

01-Aug-24

Distance

0.64km**382 BARNARD STREET IRONBARK VIC 3550**

🏠 3 🚿 1 🚗 2

Sold Price

\$550,000

Sold Date

25-Mar-24

Distance

1.5km**98 BOOTH STREET GOLDEN SQUARE VIC 3555**

🏠 3 🚿 1 🚗 -

Sold Price

\$622,500

Sold Date

16-May-24

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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