

# 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 or locality and postcode

1/20 Patrick Street, East Bendigo VIC 3550
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### Indicative selling price

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

Range between

\$400,000
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&

\$440,000
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### Median sale price

Median price

\$520,000
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Property type

House
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Suburb

East Bendigo VIC 3550
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Period - From

Aug 24
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to

Jul 25
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Source

<a href="http://realestate.com.au/vic/east-bendigo-3550/">realestate.com.au/vic/east-bendigo-3550/</a>
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### Comparable property sales

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
3/174 St Aidans Road, Kennington VIC 3550	\$429,000	28/07/25
2/7 Holland Court, Kennington VIC 3550	\$470,000	11/07/25
3/39 James Street, Strathdale VIC 3550	\$376,000	02/07/25

This Statement of Information was prepared on:

04/08/25
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