

## 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

4/125 MITCHELL STREET 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

\$470,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Bendigo

Period-from

01 Jul 2023

to

30 Jun 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

4/213-215 MCCRAE STREET BENDIGO VIC 3550	\$480,000	22-Nov-22
46 BRAMBLE STREET BENDIGO VIC 3550	\$500,000	07-Dec-22
4 INGLETON STREET WEST LONG GULLY VIC 3550	\$490,000	27-May-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: 12 July 2024



**4/213-215 MCCRAE STREET  
BENDIGO VIC 3550**

2 2 1

Sold Price **\$480,000** Sold Date **22-Nov-22**

Distance **1.45km**



**46 BRAMBLE STREET BENDIGO  
VIC 3550**

2 1 1

Sold Price **\$500,000** Sold Date **07-Dec-22**

Distance **0.67km**



**4 INGLETON STREET WEST LONG  
GULLY VIC 3550**

2 2 1

Sold Price **\$490,000** Sold Date **27-May-23**

Distance **2.64km**

RS = Recent sale

UN = Undisclosed Sale

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