## 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

9 MCIVOR ROAD 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 \$640,000 between |       | \$660,000 |         |  |  |  |  |  |
|--|-----------|----------------------------|-------|-----------|---------|--|--|--|--|--|
| Median sale price<br>(*Delete house or unit as applicable) |           |                            |       |           |         |  |  |  |  |  |
|  |           |                            |       |           |         |  |  |  |  |  |
| Median Price   | \$612,500 | Property type              | House | Suburb    | Bendigo |  |  |  |  |  |

# Period-from 01 Jul 2024 to 30 Jun 2025 Source

#### 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 |  |
|--|-----------|--------------|--|
| 3 KARA STREET KENNINGTON VIC 3550      | \$660,000 | 07-Mar-25    |  |
| 11 MARKS STREET BENDIGO VIC 3550       | \$655,000 | 20-Jan-25    |  |
| 57 MURPHY STREET EAST BENDIGO VIC 3550 | \$640,000 | 03-Apr-25    |  |

#### 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: 18 July 2025

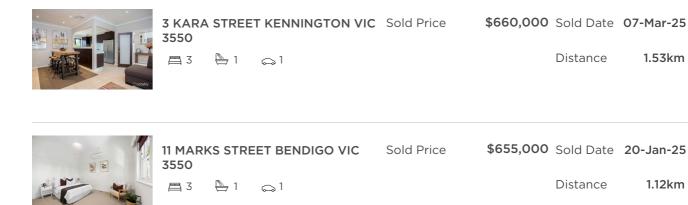


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| 57 MURPHY STREET EAST<br>BENDIGO VIC 3550 |   |            | So | ld Price | \$640,000 | Sold Date | 03-Apr-25 |
|---|---|------------|----|----------|-----------|-----------|-----------|
| <b>=</b> 3                                | 1 | <b>⊜</b> 1 |    |          |           | Distance  | 1.06km    |

RS = Recent sale UN = Undisclosed Sale

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