## 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 (*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

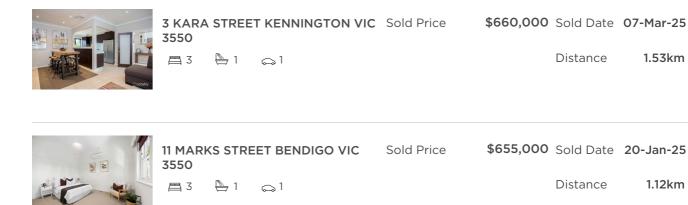


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57 MURPHY STREET EAST BENDIGO VIC 3550			So	ld Price	\$640,000	Sold Date	03-Apr-25
<b>=</b> 3	1	<b>⊜</b> 1				Distance	1.06km

RS = Recent sale UN = Undisclosed Sale

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