

STATEMENT OF INFORMATION

52 ROHS ROAD, EAST BENDIGO, VIC 3550 PREPARED BY ELLA DOUCH, RAY WHITE BENDIGO, PHONE: +61 447404377



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 ROHS ROAD, EAST BENDIGO, VIC 3550 🕮 3 🕒 1 😂 11





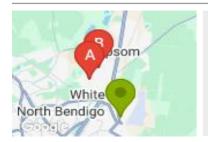
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$850,000

Provided by: Ella Douch , Ray White Bendigo

MEDIAN SALE PRICE



EAST BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$520,000

01 July 2024 to 30 June 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



22-30 BACKHAUS ST, WHITE HILLS, VIC 3550







Sale Price

\$850,000

Sale Date: 24/04/2025

Distance from Property: 2.8km





5 MELBURY CRT, EPSOM, VIC 3551









Sale Price

\$860,000

Sale Date: 01/11/2024

Distance from Property: 3.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	52 ROHS ROAD, EAST BENDIGO, VIC 3550
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Indicative selling price

For the meaning of this	price see consumer.	.vic.gov.au/und	erquoting
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Median sale price

Median price	\$520,000	Property type	House	se Suburb EAST BENDI	
Period	01 July 2024 to 30 June 2025		Source	pricefinder	

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
22-30 BACKHAUS ST, WHITE HILLS, VIC 3550	\$850,000	24/04/2025
5 MELBURY CRT, EPSOM, VIC 3551	\$860,000	01/11/2024

This Statement of Information was prepared on: | 01/07/2025

01/07/2025

