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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/164 Arnold Street North Bendigo VIC 3550

 2  2  1

## Indicative Selling Price

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

Range between \$470,000 & \$490,000












## Median Sale Price

\$263,000 Units in North bendigo between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>3/10 Farrington Street Kennington VIC 3550</b>	Sold Price	<b>\$450,000</b>	Sold Date	<b>23-Oct-18</b>
	 3  2  1			Distance	<b>1.5km</b>
	<b>1/10 Farrington Street Kennington VIC 3550</b>	Sold Price	<b>\$470,000</b>	Sold Date	<b>13-Mar-18</b>
	 3  2  2			Distance	<b>1.55km</b>
	<b>5/35 Sternberg Street Kennington VIC 3550</b>	Sold Price	<b>\$469,000</b>	Sold Date	<b>30-Nov-18</b>
	 3  2  2			Distance	<b>1.86km</b>

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