



STATEMENT OF INFORMATION

360 SEDGWICK ROAD, SEDGWICK, VIC 3551

PREPARED BY BENDIGO REAL ESTATE, 58 QUEEN STREET BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



360 SEDGWICK ROAD, SEDGWICK, VIC

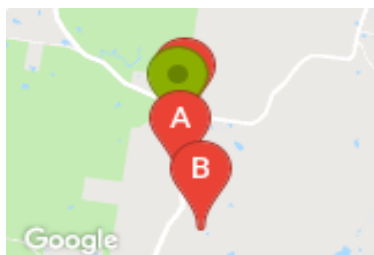
 3  1  4

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



SEDGWICK, VIC, 3551

Suburb Median Sale Price (House)

\$560,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



424 SEDGWICK RD, SEDGWICK, VIC 3551

 3  1  6

Sale Price

\$545,000

Sale Date: 04/11/2017

Distance from Property: 643m



165 CAVAGNA RD, SEDGWICK, VIC 3551

 3  1  2

Sale Price

\$550,000

Sale Date: 12/09/2017

Distance from Property: 1.4km



345 SEDGWICK RD, SEDGWICK, VIC 3551

 3  2  4

Sale Price

\$406,000

Sale Date: 12/08/2017

Distance from Property: 165m



This report has been compiled on 12/07/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

360 SEDGWICK ROAD, SEDGWICK, VIC 3551

Indicative selling price

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

Price Range:

Median sale price

Median price

\$560,000

House

X

Unit


Suburb

SEDGWICK

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
424 SEDGWICK RD, SEDGWICK, VIC 3551	\$545,000	04/11/2017
165 CAVAGNA RD, SEDGWICK, VIC 3551	\$550,000	12/09/2017
345 SEDGWICK RD, SEDGWICK, VIC 3551	\$406,000	12/08/2017