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# Statement of Information

250 HOLDSWORTH ROAD, NORTH BENDIGO, VIC 3550

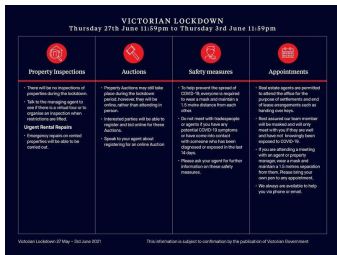
Prepared by Bronwyn Williams-Harris, Phone: 0439333010



# TSFN

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 250 HOLDSWORTH ROAD, NORTH

3 bedrooms 2 bathrooms 2 cars

#### Indicative Selling Price

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

Price Range: **\$600,000 to \$660,000**

Provided by: Bronwyn Williams-Harris, Tweed Sutherland First National

## MEDIAN SALE PRICE



### NORTH BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

**\$510,200**

01 October 2024 to 30 September 2025

Provided by: **pricefinder**

## 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 agents representative considers to be most comparable to the property for sale.



### 186 STATION ST, EPSOM, VIC 3551

3 bedrooms 2 bathrooms 2 cars

Sale Price

**\$630,000**

Sale Date: 07/08/2025

Distance from Property: 5.1 km



### 65 SMITH ST, NORTH BENDIGO, VIC 3550

3 bedrooms 1 bathroom 2 cars

Sale Price

**\$641,500**

Sale Date: 03/05/2025

Distance from Property: 889m



### 12 SANDSTONE RISE, STRATHDALE, VIC 3550

3 bedrooms 2 bathrooms 2 cars

Sale Price

**\$645,000**

Sale Date: 18/06/2025

Distance from Property: 5.4km



This report has been compiled on 02/10/2025 by Tweed Sutherland First National. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://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

**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](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

250 HOLDSWORTH ROAD, NORTH BENDIGO, VIC 3550

Indicative selling price

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

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$510,200

Property type

House

Suburb

NORTH BENDIGO

Period

01 October 2024 to 30 September 2025

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 agents representative considers to be most comparable to the property for sale.

| Address of comparable property          | Price     | Date of sale |
|-----------------------------------------|-----------|--------------|
| 186 STATION ST, EPSOM, VIC 3551         | \$630,000 | 07/08/2025   |
| 65 SMITH ST, NORTH BENDIGO, VIC 3550    | \$641,500 | 03/05/2025   |
| 12 SANDSTONE RISE, STRATHDALE, VIC 3550 | \$645,000 | 18/06/2025   |

This Statement of Information was prepared on:

02/10/2025