

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 or
locality and postcode

1/23a Smith Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$375,000 & \$395,000

Median sale price

Median price \$430,000 Property Type Unit Suburb North Bendigo

Period - From 06/10/2021 to 05/10/2022 Source REIV

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
1	1/18a Emmett St GOLDEN SQUARE 3555	\$425,000	10/01/2022
2	4/19 Thistle St GOLDEN SQUARE 3555	\$421,000	23/06/2021
3	3/164 Condon St KENNINGTON 3550	\$390,000	11/04/2021

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.~~

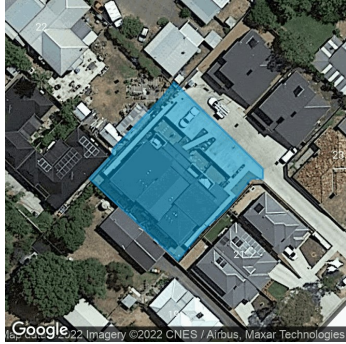
This Statement of Information was prepared on:

06/10/2022 13:14

1/23a Smith Street, North Bendigo Vic 3550



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2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median Unit Price

06/10/2021 - 05/10/2022: \$430,000

Comparable Properties



1/18a Emmett St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

2 2 1

Price: \$425,000

Method: Private Sale

Date: 10/01/2022

Property Type: House



4/19 Thistle St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

2 2 2

Price: \$421,000

Method: Private Sale

Date: 23/06/2021

Property Type: Unit



3/164 Condon St KENNINGTON 3550 (REI/VG)

Agent Comments

2 2 1

Price: \$390,000

Method: Private Sale

Date: 11/04/2021

Property Type: House

Account - Dungey Carter Ketterer | P: 03 5440 5000



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