

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

8 Amber Court, East Bendigo Vic 3550

Indicative selling price

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

Range between \$499,000 & \$548,500

Median sale price

Median price \$443,000 Property Type House Suburb East Bendigo

Period - From 01/10/2020 to 31/12/2020 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	34C Havlin St BENDIGO 3550	\$540,000	09/07/2020
2	34d Havlin St.W BENDIGO 3550	\$530,000	06/11/2020
3	2/2 Kaye Cr KENNINGTON 3550	\$500,000	26/09/2020

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:

24/02/2021 17:22

8 Amber Court, East Bendigo Vic 3550

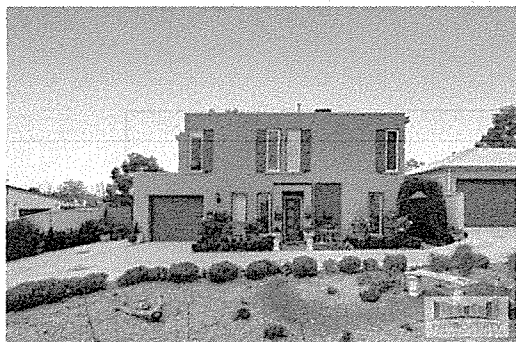


Dungey Carter Ketterer
REAL ESTATE AGENTS

Leonie Butler CEA (REIV)

0417 521 661

leonie@dck.com.au



3 2 1

Property Type: Townhouse
(Single)

Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price

\$499,000 - \$548,500

Median House Price

December quarter 2020: \$443,000

Comparable Properties



34C Havlin St BENDIGO 3550 (REIVG)

Agent Comments

2 2 2

Price: \$540,000

Method: Private Sale

Date: 09/07/2020

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 102 sqm approx



34d Havlin St.W BENDIGO 3550 (REI)

Agent Comments

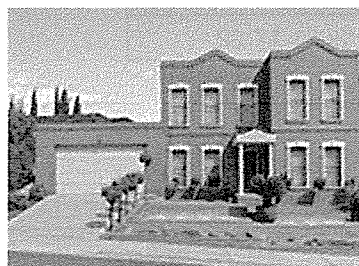
2 2 2

Price: \$530,000

Method: Private Sale

Date: 06/11/2020

Property Type: Townhouse (Single)



2/2 Kaye Cr KENNINGTON 3550 (REI)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 26/09/2020

Property Type: House

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.