

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/107 Holmes Road, North Bendigo Vic 3550

Indicative selling price

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

Range between \$295,000 & \$305,000

Median sale price

Median price \$307,500 Property Type Unit Suburb North Bendigo

Period - From 19/08/2020 to 18/08/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/46 Mackenzie St GOLDEN SQUARE 3555	\$317,000	13/05/2021
2	2/2 Hallam St FLORA HILL 3550	\$300,000	20/06/2021
3	4/63 Booth St GOLDEN SQUARE 3555	\$287,500	17/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 19/08/2021 17:10



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$295,000 - \$305,000
Median Unit Price
19/08/2020 - 18/08/2021: \$307,500

Comparable Properties

2/46 Mackenzie St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$317,000
Method: Sale
Date: 13/05/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/2 Hallam St FLORA HILL 3550 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 20/06/2021
Property Type: Unit



4/63 Booth St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$287,500
Method: Sale
Date: 17/03/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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