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

176 Arnold Street, North Bendigo Vic 3550

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|-----|-----------|------|--------|---------------|--|--|
| Range betweer | \$485,000 | | & | | \$525,000 | | | | | |
| Median sale pr | rice | | | | | | | | | |
| Median price | \$520,000 | Pro | operty Type | Hou | se | | Suburb | North Bendigo | | |
| Period - From | 01/01/2022 | to | 31/03/2022 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 611 Hargreaves St GOLDEN SQUARE 3555 | \$525,000 | 05/04/2022 |
| 2 | 240 Arnold St NORTH BENDIGO 3550 | \$515,000 | 17/05/2022 |
| 3 | 34 Caledonia St NORTH BENDIGO 3550 | \$486,000 | 19/05/2022 |

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:

06/07/2022 13:03



176 Arnold Street, North Bendigo Vic 3550



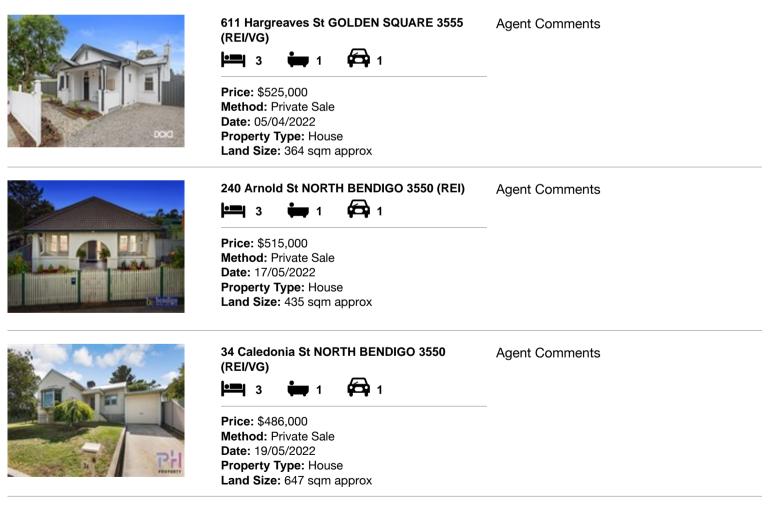
Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au





Property Type: House (Previously Occupied - Detached) Land Size: 618 sqm approx Agent Comments Indicative Selling Price \$485,000 - \$525,000 Median House Price March quarter 2022: \$520,000

Comparable Properties



Account - Dungey Carter Ketterer | P: 03 5440 5000



Property data

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