

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$485,000

&

\$525,000

### Median sale price

Median price

\$520,000

Property Type

House

Suburb

North Bendigo

Period - From

01/01/2022

to

31/03/2022

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	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



3 1 1

**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



611 Hargreaves St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 05/04/2022  
**Property Type:** House  
**Land Size:** 364 sqm approx



240 Arnold St NORTH BENDIGO 3550 (REI)

Agent Comments

3 1 1

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 17/05/2022  
**Property Type:** House  
**Land Size:** 435 sqm approx



34 Caledonia St NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 1 1

**Price:** \$486,000  
**Method:** Private Sale  
**Date:** 19/05/2022  
**Property Type:** House  
**Land Size:** 647 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



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