

Kaye Lazenby CEA (REIV) 5440 5010 0407 843 167 kaye@dck.com.au

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale
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Address	1/14 Michelsen Street, North Bendigo Vic 3550
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$215,000	&	\$235,000
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#### Median sale price

Median price	\$315,000	Hou	ise X	Unit		Suburb or locality	North Bendigo
Period - From	01/10/2017	to	30/09/2018		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/29 Green St LONG GULLY 3550	\$233,000	01/10/2017
2	2/34 Mcivor Rd KENNINGTON 3550	\$230,000	08/05/2018
3	4/34 Prouses Rd NORTH BENDIGO 3550	\$225,000	22/06/2018

#### 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 eighteen months.

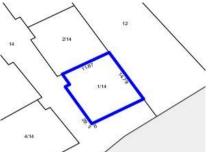






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**Indicative Selling Price** \$215,000 - \$235,000 **Median House Price** Year ending September 2018: \$315,000





**Agent Comments** 

## Comparable Properties



4/29 Green St LONG GULLY 3550 (REI/VG)





Price: \$233,000 Method: Private Sale Date: 01/10/2017 Rooms: 3

Property Type: Unit

**Agent Comments** 



2/34 Mcivor Rd KENNINGTON 3550 (REI/VG)

**-** 2





Price: \$230,000 Method: Private Sale Date: 08/05/2018 Rooms: 3

Property Type: Unit

Agent Comments

Agent Comments



4/34 Prouses Rd NORTH BENDIGO 3550 (VG)



Price: \$225,000 Method: Sale Date: 22/06/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Account** - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050





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