

# 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

10 Cobden Street, 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 \$780,000

&

\$850,000

### Median sale price

Median price \$707,000

Property Type House

Suburb Bendigo

Period - From 01/07/2021

to

30/09/2021

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	34 Echuca St QUARRY HILL 3550	\$830,000	10/05/2021
2	33 Hamlet St QUARRY HILL 3550	\$820,000	28/11/2020
3	1 Pine St QUARRY HILL 3550	\$815,000	27/02/2021

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:

08/11/2021 12:17

10 Cobden Street, Bendigo Vic 3550



Leonie Butler CEA (REIV)

0417 521 661

leonie@dck.com.au



3 - -

**Property Type:** House (Res)

**Land Size:** 391 sqm approx

**Agent Comments**

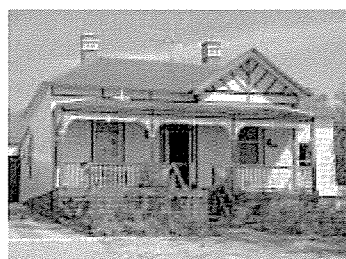
**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

September quarter 2021: \$707,000

## Comparable Properties



**34 Echuca St QUARRY HILL 3550 (VG)**

**Agent Comments**

4 - -

**Price:** \$830,000

**Method:** Sale

**Date:** 10/05/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 737 sqm approx



**33 Hamlet St QUARRY HILL 3550 (VG)**

**Agent Comments**

3 - -

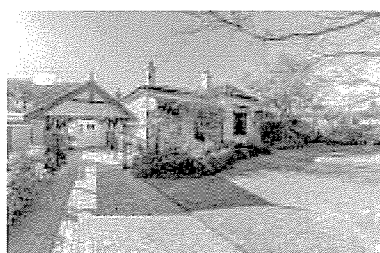
**Price:** \$820,000

**Method:** Sale

**Date:** 28/11/2020

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 637 sqm approx



**1 Pine St QUARRY HILL 3550 (VG)**

**Agent Comments**

3 - -

**Price:** \$815,000

**Method:** Sale

**Date:** 27/02/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 564 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.