

# 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

39 Hargreaves 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 \$645,000 & \$685,000

## Median sale price

Median price \$542,000

Property Type House

Suburb Bendigo

Period - From 01/04/2020 to 30/06/2020 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 18 Bright St BENDIGO 3550    | \$680,000 | 12/03/2019   |
| 2 35 Hopetoun St BENDIGO 3550  | \$660,000 | 07/10/2019   |
| 3 90 Vine St BENDIGO 3550      | \$659,000 | 07/02/2020   |

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:

26/08/2020 15:48

39 Hargreaves Street, Bendigo Vic 3550



Dungey Carter Ketterer  
REAL ESTATE AGENTS

Leonie Butler CEA (REIV)

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2 1 1

Property Type: House -  
Semi-detached  
Land Size: 295 sqm approx  
Agent Comments

Indicative Selling Price  
\$645,000 - \$685,000  
Median House Price  
June quarter 2020: \$542,000

## Comparable Properties

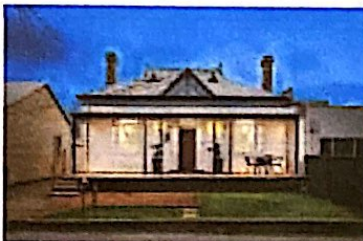


18 Bright St BENDIGO 3550 (REIV/G)

Agent Comments

4 2 -

Price: \$680,000  
Method: Private Sale  
Date: 12/03/2019  
Rooms: 6  
Property Type: House  
Land Size: 374 sqm approx



35 Hopetoun St BENDIGO 3550 (REIV/G)

Agent Comments

4 2 -

Price: \$660,000  
Method: Private Sale  
Date: 07/10/2019  
Rooms: 6  
Property Type: House  
Land Size: 517 sqm approx



90 Vine St BENDIGO 3550 (REIV/G)

Agent Comments

4 2 2

Price: \$659,000  
Method: Private Sale  
Date: 07/02/2020  
Rooms: 6  
Property Type: House  
Land Size: 500 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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.