

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
194 King Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$550,000 & \$575,000

Median sale price

Median price \$615,000

Property Type House

Suburb Bendigo

Period - From 01/10/2020

to 30/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

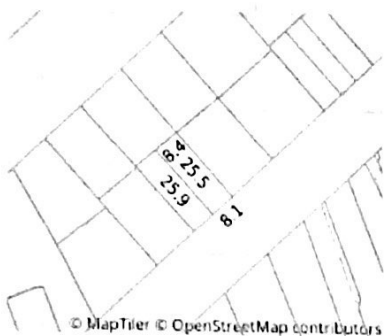
~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 38 Russell St QUARRY HILL 3550 | \$565,000 | 26/05/2021 |
| 2 | 229 McCrae St BENDIGO 3550 | \$550,000 | 17/11/2021 |
| 3 | | | |

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.

This Statement of Information was prepared on: 14/01/2022 11:29



Property Type: House (Previously Occupied - Detached)
Land Size: 201 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$575,000
Median House Price
Year ending September 2021: \$615,000

Comparable Properties



38 Russell St QUARRY HILL 3550 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 26/05/2021
Property Type: House
Land Size: 548 sqm approx



229 McCrae St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 398 sqm approx

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.

Account - Dungey Carter Ketterer | P: 03 5440 5000



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