Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	203 King Street, Bendigo Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price	\$685,000	Pro	perty Type	House		Suburb	Bendigo
Period - From	01/07/2021	to	30/06/2022		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

Adv	aress of comparable property	1 1100	Date of Sale
1	90 Mundy St KENNINGTON 3550	\$1,475,000	22/12/2021
2	181 Wattle St IRONBARK 3550	\$1,440,000	10/05/2021
3	56 Rosalind St BENDIGO 3550	\$1,215,500	22/12/2021

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.

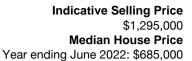
This Statement of Information was prepared on:	26/08/2022 12:30



Date of sale



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Property Type: Agent Comments

Comparable Properties



90 Mundy St KENNINGTON 3550 (REI/VG)





Price: \$1,475,000 Method: Private Sale Date: 22/12/2021 Property Type: House Land Size: 811 sqm approx **Agent Comments**



181 Wattle St IRONBARK 3550 (REI/VG)





Price: \$1,440,000 Method: Private Sale Date: 10/05/2021 Property Type: House Land Size: 634 sqm approx Agent Comments



56 Rosalind St BENDIGO 3550 (VG)





Price: \$1,215,500 Method: Sale Date: 22/12/2021

Property Type: House (Res) Land Size: 241 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



