Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 51 Baxter Street, Bendigo Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$349,000						

Median sale price

Median price	\$441,000	Pro	operty Type Hou	lse		Suburb	Bendigo
Period - From	08/01/2019	to	07/01/2020	Soi	urce	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.

Add	dress of comparable property	Price	Date of sale
1	413 Napier St WHITE HILLS 3550	\$367,500	22/10/2019
2	23 Ophir St GOLDEN SQUARE 3555	\$355,000	28/05/2019
3	71 King St BENDIGO 3550	\$345,000	01/10/2019

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:

08/01/2020 09:35









Property Type: Misc Improvements Residential (no dwelling) Land Size: 400 sqm approx Agent Comments

Indicative Selling Price \$349,000 **Median House Price** 08/01/2019 - 07/01/2020: \$441,000

Comparable Properties



413 Napier St WHITE HILLS 3550 (REI)

23 Ophir St GOLDEN SQUARE 3555 (REI)

1



Price: \$367,500 Method: Private Sale Date: 22/10/2019 Rooms: 4 Property Type: House Land Size: 457 sqm approx Agent Comments

Agent Comments



Price: \$355,000 Method: Private Sale Date: 28/05/2019 Rooms: 5 Property Type: House

3

71 King St BENDIGO 3550 (REI/VG)



Agent Comments



Price: \$345,000 Method: Private Sale Date: 01/10/2019 Rooms: 4 Property Type: House Land Size: 250 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.