

# 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

11 Dooley Street, North Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$375,000

### Median sale price

Median price \$329,000

Property Type House

Suburb North Bendigo

Period - From 20/07/2019

to 19/07/2020

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	1 Thomas St IRONBARK 3550	\$375,700	19/05/2020
2	17 Frederick St NORTH BENDIGO 3550	\$369,500	04/03/2020
3	5 Fenton St LONG GULLY 3550	\$351,000	07/07/2020

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:

20/07/2020 10:15

11 Dooley Street, North Bendigo Vic 3550



Marc Cox CAR (REIV)  
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3 1 2

**Property Type:** House (Res)  
**Land Size:** 606 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$375,000

**Median House Price**  
20/07/2019 - 19/07/2020: \$329,000

## Comparable Properties



**1 Thomas St IRONBARK 3550 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$375,700  
**Method:** Private Sale  
**Date:** 19/05/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 668 sqm approx



**17 Frederick St NORTH BENDIGO 3550 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$369,500  
**Method:** Private Sale  
**Date:** 04/03/2020  
**Property Type:** House  
**Land Size:** 662 sqm approx



**5 Fenton St LONG GULLY 3550 (REI)**

**Agent Comments**

3 1 1

**Price:** \$351,000  
**Method:** Private Sale  
**Date:** 07/07/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 560 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.