Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

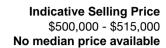
				0000.			0 201410 / 18	jenis Act 1900	
Property offered for sale									
Address Including suburb or locality and postcode	Including suburb or								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$500,	&		\$515,000						
Median sale price*									
Median price	F	Property Type				Suburb	West Bendi	до	
Period - From	to)		So	urce				
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						P	rice	Date of sale	
1 221 Arnold St NORTH BENDIGO 3550						\$5	540,000	12/02/2023	
2 19 Thunder St NORTH BENDIGO 3550						\$5	515,000	05/02/2023	
3 6 Webster St IRONBARK 3550						\$5	500,000	16/09/2022	
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:							30/03/2023 16:37		



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Property Type: House Land Size: 462 sqm approx Agent Comments

Comparable Properties



221 Arnold St NORTH BENDIGO 3550 (REI)

4





Price: \$540,000 Method: Private Sale Date: 12/02/2023 Property Type: House Land Size: 403 sqm approx **Agent Comments**



19 Thunder St NORTH BENDIGO 3550 (REI)

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6

Price: \$515,000 Method: Private Sale Date: 05/02/2023 Property Type: House Land Size: 762 sqm approx **Agent Comments**



6 Webster St IRONBARK 3550 (REI/VG)



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A

Price: \$500,000 Method: Private Sale Date: 16/09/2022 Property Type: House Land Size: 507 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



