

Kaye Lazenby CEA (REIV) 5440 5010 0407 843 167 kaye@dck.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality andpostcode	3/14 Michelsen Street, North Bendigo Vic 3550
dicative selling pric	20

Indicative selling price

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

Range between	\$196,000	&	\$215,000
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Median sale price

Median price	\$315,000	Hou	ise X	Unit		Suburb or locality	North Bendigo
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

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

Α* 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.

Ad	dress of comparable property	Price	Date of sale
1	2/545 Hargreaves St BENDIGO 3550	\$215,000	03/07/2017
2	3/8 Clarke St KENNINGTON 3550	\$210,000	14/08/2018
3	9/12 Ligar St KENNINGTON 3550	\$197,000	13/04/2018

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.





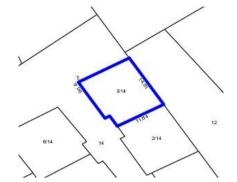
Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050 Generated: 23/10/2018 14:56



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\$196,000 - \$215,000 **Median House Price** Year ending September 2018: \$315,000

kaye@dck.com.au **Indicative Selling Price**





Comparable Properties



2/545 Hargreaves St BENDIGO 3550 (VG)



Price: \$215,000 Method: Sale Date: 03/07/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/8 Clarke St KENNINGTON 3550 (VG)

-2







Price: \$210,000 Method: Sale Date: 14/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



9/12 Ligar St KENNINGTON 3550 (VG)





Price: \$197,000 Method: Sale Date: 13/04/2018

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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