

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

12 Rowan Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$600,000 Property Type House Suburb Bendigo

Period - From 01/04/2021 to 30/06/2021 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 66 Wills St BENDIGO 3550	\$1,150,000	18/12/2020
2 79 Honeysuckle St BENDIGO 3550	\$1,129,000	09/04/2021
3 16 Rowan St BENDIGO 3550	\$1,100,000	27/05/2020

OR

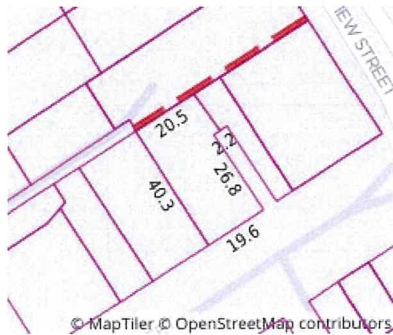
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04/10/2021 11:52

12 Rowan Street, Bendigo Vic 3550



Leonie Butler CEA (REIV)
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Property Type: House (Res)
Land Size: 815 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
June quarter 2021: \$600,000

Comparable Properties



66 Wills St BENDIGO 3550 (VG)

Agent Comments



Price: \$1,150,000
Method: Sale
Date: 18/12/2020
Property Type: House on commercial land
Land Size: 328 sqm approx

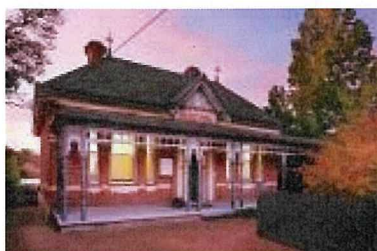


79 Honeysuckle St BENDIGO 3550 (REI)

Agent Comments



Price: \$1,129,000
Method: Private Sale
Date: 09/04/2021
Property Type: House
Land Size: 872 sqm approx



16 Rowan St BENDIGO 3550 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 27/05/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 809 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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