



STATEMENT OF INFORMATION

71 BROADWAY, DUNOLLY, VIC 3472

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



71 BROADWAY, DUNOLLY, VIC 3472

 4  1  6

Indicative Selling Price

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

Single Price: **399,000.**

Provided by: Lois De Jong, Bendigo Property Plus

MEDIAN SALE PRICE



DUNOLLY, VIC, 3472

Suburb Median Sale Price (House)

\$197,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



28 TWEEDDALE ST, DUNOLLY, VIC 3472

 3  1  3

Sale Price

***\$205,000**

Sale Date: 30/01/2018

Distance from Property: 507m



13 TWEEDDALE ST, DUNOLLY, VIC 3472

 3  1  2

Sale Price

\$258,500

Sale Date: 18/10/2017

Distance from Property: 523m



23 THOMAS ST, DUNOLLY, VIC 3472

 3  -  -

Sale Price

\$167,500

Sale Date: 01/08/2017

Distance from Property: 1.2km



This report has been compiled on 23/05/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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11 LEA KURIBUR ST, DUNOLLY, VIC 3472

 3  1  3

Sale Price

****\$178,000**

Sale Date: 15/06/2017

Distance from Property: 1.1km



20 MARKET ST, DUNOLLY, VIC 3472

 3  1  4

Sale Price

***\$185,000**

Sale Date: 05/05/2017

Distance from Property: 277m



13 THOMPSON ST, DUNOLLY, VIC 3472

 2  1  1

Sale Price

***\$150,000**

Sale Date: 28/03/2018

Distance from Property: 299m



55 THOMPSON ST, DUNOLLY, VIC 3472

 2  1  2

Sale Price

***\$72,000**

Sale Date: 03/02/2018

Distance from Property: 527m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

71 BROADWAY, DUNOLLY, VIC 3472

Indicative selling price

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

Single Price:

399,000.

Median sale price

Median price

\$197,500

House

X

Unit


Suburb

DUNOLLY

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
28 TWEEDDALE ST, DUNOLLY, VIC 3472	*\$205,000	30/01/2018
13 TWEEDDALE ST, DUNOLLY, VIC 3472	\$258,500	18/10/2017
23 THOMAS ST, DUNOLLY, VIC 3472	\$167,500	01/08/2017
11 LEA KURIBUR ST, DUNOLLY, VIC 3472	**\$178,000	15/06/2017

20 MARKET ST, DUNOLLY, VIC 3472	*\$185,000	05/05/2017
13 THOMPSON ST, DUNOLLY, VIC 3472	*\$150,000	28/03/2018
55 THOMPSON ST, DUNOLLY, VIC 3472	*\$72,000	03/02/2018