

# 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

4/7 Michelsen Street, North Bendigo Vic 3550

### Indicative selling price

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

Range between

\$345,000

&

\$365,000

### Median sale price

Median price

\$340,000

Property Type

Unit

Suburb

North Bendigo

Period - From

01/01/2023

to

31/12/2023

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	2/32 Arnold St BENDIGO 3550	\$360,000	19/04/2023
2	7/34 Prouses Rd NORTH BENDIGO 3550	\$335,000	02/10/2023
3	5/107 Holmes Rd LONG GULLY 3550	\$310,000	27/09/2022

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:

04/03/2024 11:31

4/7 Michelsen Street, North Bendigo Vic 3550



Marc Cox CAR (REIV)  
0419 915 273  
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2 1 1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$345,000 - \$365,000

Median Unit Price

Year ending December 2023: \$340,000

## Comparable Properties



2/32 Arnold St BENDIGO 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$360,000  
Method: Private Sale  
Date: 19/04/2023  
Property Type: Unit  
Land Size: 176 sqm approx



7/34 Prouses Rd NORTH BENDIGO 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$335,000  
Method: Private Sale  
Date: 02/10/2023  
Property Type: Unit  
Land Size: 218 sqm approx



5/107 Holmes Rd LONG GULLY 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$310,000  
Method: Private Sale  
Date: 27/09/2022  
Property Type: Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000



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