

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 5/14 Michelsen Street, North Bendigo Vic 3550
Including suburb or locality and postcode

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$300,000 Property Type Unit Suburb North Bendigo

Period - From 21/01/2020 to 20/01/2021 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	2/21a Church St EAGLEHAWK 3556	\$250,000	28/02/2020
2	1/10 Lawson St SPRING GULLY 3550	\$250,000	22/10/2019
3	10/2 Kirby St GOLDEN SQUARE 3555	\$247,500	16/10/2020

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: 21/01/2021 11:07

5/14 Michelsen Street, North Bendigo Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

Justin Pell C.A.R.

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2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$249,000

Median Unit Price

21/01/2020 - 20/01/2021: \$300,000

Comparable Properties



2/21a Church St EAGLEHAWK 3556 (REI/VG)

Agent Comments

2 1 1

Price: \$250,000

Method: Private Sale

Date: 28/02/2020

Property Type: House

Land Size: 200 sqm approx



1/10 Lawson St SPRING GULLY 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$250,000

Method: Private Sale

Date: 22/10/2019

Property Type: Unit



10/2 Kirby St GOLDEN SQUARE 3555 (VG)

Agent Comments

2 - -

Price: \$247,500

Method: Sale

Date: 16/10/2020

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.