Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5/14 Michelsen Street, North Bendigo Vic 3550

Indicative selling price

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			consumer.vic.gov.au	/underguoting

Single price \$249,000

Median sale price

Median price	\$300,000	Pro	perty Type Unit	:	Suburb	North Bendigo
Period - From	21/01/2020	to	20/01/2021	Source	e 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.

Ade	dress 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







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



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

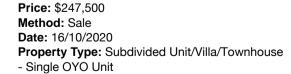


Price: \$250,000 Method: Private Sale Date: 22/10/2019 Property Type: Unit

10/2 Kirby St GOLDEN SQUARE 3555 (VG)

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Agent Comments



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.