

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	60 Rohs Road, East Bendigo Vic 3550
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$249,000

Median sale price

Median price	\$318,000	Hou	se X	Unit		Suburb or locality	East Bendigo
Period - From	01/01/2018	to	31/12/2018		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 eighteen 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 108f Atlas Rd JUNORTOUN 3551 \$250,000 27/08/2018

1	108f Atlas Rd JUNORTOUN 3551	\$250,000	27/08/2018
2	675 Mcivor Hwy JUNORTOUN 3551	\$245,000	11/07/2018
3	56a Rohs Rd EAST BENDIGO 3550	\$217,000	31/07/2018

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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000





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Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$249,000 **Median House Price** Year ending December 2018: \$318,000

Comparable Properties

108f Atlas Rd JUNORTOUN 3551 (VG)

Price: \$250,000 Method: Sale Date: 27/08/2018 Rooms: -

Property Type: Land

Land Size: 2126 sqm approx

Agent Comments

675 Mcivor Hwy JUNORTOUN 3551 (VG)

Price: \$245,000 Method: Sale Date: 11/07/2018 Rooms: -

Property Type: Land

Land Size: 2027 sqm approx

Agent Comments

56a Rohs Rd EAST BENDIGO 3550 (VG)

Price: \$217,000 Method: Sale Date: 31/07/2018 Rooms: -

Property Type: Land

Land Size: 2129 sqm approx

Agent Comments

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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.

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