

# 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

7/34 Prouses Road, 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 \$330,000 & \$350,000

### Median sale price

Median price \$407,500 Property Type Unit Suburb North Bendigo

Period - From 19/09/2022 to 18/09/2023 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	6/107 Holmes Rd LONG GULLY 3550	\$360,000	05/08/2022
2	3/22 Brown St LONG GULLY 3550	\$355,000	19/08/2022
3	8/34 Prouses Rd NORTH BENDIGO 3550	\$340,000	31/07/2023

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:

19/09/2023 14:05

7/34 Prouses Road, North Bendigo Vic 3550



Kaye Lazenby CEA (REIV)  
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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$330,000 - \$350,000  
**Median Unit Price**  
19/09/2022 - 18/09/2023: \$407,500

## Comparable Properties



**6/107 Holmes Rd LONG GULLY 3550 (REI/VG)** **Agent Comments**



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 05/08/2022  
**Property Type:** Unit  
**Land Size:** 141 sqm approx



**3/22 Brown St LONG GULLY 3550 (REI/VG)** **Agent Comments**



**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 19/08/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 281 sqm approx



**8/34 Prouses Rd NORTH BENDIGO 3550 (REI)** **Agent Comments**



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 31/07/2023  
**Property Type:** Unit  
**Land Size:** 207 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



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