#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	116 Casey Street, East Bendigo Vic 3550	
Including suburb or		
locality and postcode		

#### Indicative selling price

Property offered for sale

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

Range between \$298,500 & \$328,000	
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#### Median sale price

Median price	\$349,000	Pro	pperty Type Hou	ıse	(	Suburb	East Bendigo
Period - From	01/07/2019	to	30/06/2020	So	urce	REIV	1 7

#### 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	40 Casey St EAST BENDIGO 3550	\$335,000	29/11/2019
2	11 Steane St KENNINGTON 3550	\$308,000	21/10/2019
3	9 Casey St EAST BENDIGO 3550	\$305,000	30/07/2020

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.

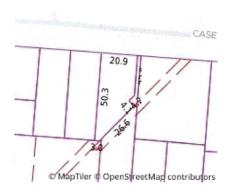
This Statement of Information was prepared on:	03/08/2020 15:27





Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au

Indicative Selling Price \$298,500 - \$328,000 Median House Price Year ending June 2020: \$349,000



## **Property Type: Agent Comments**

### Comparable Properties



40 Casey St EAST BENDIGO 3550 (REI/VG)



Price: \$335,000 Method: Private Sale Date: 29/11/2019 Rooms: 5

Property Type: House Land Size: 706 sqm approx

11 Steane St KENNINGTON 3550 (REI/VG)





Price: \$308,000 Method: Private Sale Date: 21/10/2019 Property Type: House Land Size: 390 sqm approx



9 Casey St EAST BENDIGO 3550 (REI)

3





Price: \$305,000 Method: Private Sale Date: 30/07/2020

Rooms: 4 Property Type: House Land Size: 506 sqm approx **Agent Comments** 

Agent Comments

**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.