

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

266 King Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$662,500 Property Type House Suburb Bendigo

Period - From 17/10/2021 to 16/10/2022 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	165 King St BENDIGO 3550	\$410,000	07/06/2021
2	23 Harrison St BENDIGO 3550	\$400,000	05/07/2022
3	261 King St BENDIGO 3550	\$370,000	31/01/2022

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:

17/10/2022 12:21



3
 1
 2

Property Type: House (Previously Occupied - Detached)
Land Size: 358 sqm approx
 Agent Comments

Indicative Selling Price
 \$380,000 - \$415,000
Median House Price
 17/10/2021 - 16/10/2022: \$662,500

Comparable Properties



165 King St BENDIGO 3550 (REI/VG)

Agent Comments

2
 1
 -

Price: \$410,000
Method: Private Sale
Date: 07/06/2021
Property Type: House
Land Size: 175 sqm approx



23 Harrison St BENDIGO 3550 (REI/VG)

Agent Comments

3
 1
 1

Price: \$400,000
Method: Private Sale
Date: 05/07/2022
Property Type: House
Land Size: 362 sqm approx



261 King St BENDIGO 3550 (REI)

Agent Comments

3
 1
 1

Price: \$370,000
Method: Private Sale
Date: 31/01/2022
Property Type: House
Land Size: 335 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000