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

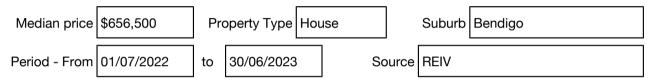
48 Bramble Street, Bendigo Vic 3550

Indicative selling price

For the meaning of this price see cons	sumer.vic.gov.au/underquoting
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Single price \$980,000

Median sale price



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	160 Mackenzie St BENDIGO 3550	\$950,000	20/05/2022
2	123 Don St BENDIGO 3550	\$950,000	31/05/2022
3	5 Rowan St BENDIGO 3550	\$925,000	20/07/2023

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:

05/09/2023 09:44



48 Bramble Street, Bendigo Vic 3550



Leonie Butler CEA (REIV) 0417 521 661 leonie@dck.com.au





Property Type: House (Previously Occupied - Detached) Land Size: 304 sqm approx Agent Comments Indicative Selling Price \$980,000 Median House Price Year ending June 2023: \$656,500

Comparable Properties

160 Mackenzie St BENDIGO 3550 (VG) – 4 – – – – – – – –	Agent Comments
Price: \$950,000 Method: Sale Date: 20/05/2022 Property Type: House (Previously Occupied - Detached) Land Size: 1027 sqm approx	
 123 Don St BENDIGO 3550 (REI/VG) 4 1 2	Agent Comments
Price: \$950,000 Method: Private Sale Date: 31/05/2022 Property Type: House Land Size: 1215 sqm approx	
5 Rowan St BENDIGO 3550 (REI) 1	Agent Comments
Price: \$925,000 Method: Private Sale Date: 20/07/2023 Property Type: House Land Size: 202 sqm approx	

Account - Dungey Carter Ketterer | P: 03 5440 5000





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