

# 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

2/9 Sutton Court, East Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$360,000

### Median sale price

Median price \$435,000 Property Type Unit Suburb East Bendigo

Period - From 25/07/2021 to 24/07/2022 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.

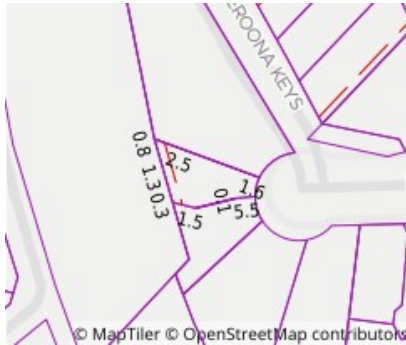
	Address of comparable property	Price	Date of sale
1	3/24 Prouses Rd NORTH BENDIGO 3550	\$375,000	28/10/2021
2	2/21a Nish St FLORA HILL 3550	\$349,000	02/04/2022
3	1/63 Hopetoun St BENDIGO 3550	\$340,000	10/02/2022

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:

25/07/2022 12:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$340,000 - \$360,000  
**Median Unit Price**  
25/07/2021 - 24/07/2022: \$435,000

## Comparable Properties



**3/24 Prouses Rd NORTH BENDIGO 3550 (VG)** Agent Comments



**Price:** \$375,000  
**Method:** Sale  
**Date:** 28/10/2021  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**2/21a Nish St FLORA HILL 3550 (REI/VG)** Agent Comments



**Price:** \$349,000  
**Method:** Private Sale  
**Date:** 02/04/2022  
**Property Type:** Unit



**1/63 Hopetoun St BENDIGO 3550 (REI/VG)** Agent Comments



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 10/02/2022  
**Property Type:** Unit  
**Land Size:** 90 sqm approx

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