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	4/16 Dooley Street, North Bendigo Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$415,000
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Median sale price

Median price \$412,500	Pro	pperty Type Un	it		Suburb	North Bendigo
Period - From 17/06/2021	to	16/06/2022	Soi	urce	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

Address of comparable property		Price	Date of sale
1	3/10 Button St STRATHDALE 3550	\$420,500	06/06/2022
2	3/16 Dooley St NORTH BENDIGO 3550	\$381,000	18/03/2021
3	1/2 Thompson St LONG GULLY 3550	\$380,000	26/05/2021

OR

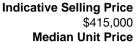
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	17/06/2022 10:01





Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au



17/06/2021 - 16/06/2022: \$412,500





Property Type: Unit **Agent Comments**

Comparable Properties



3/10 Button St STRATHDALE 3550 (REI)





Price: \$420,500 Method: Private Sale Date: 06/06/2022 Property Type: Unit

Land Size: 275 sqm approx

Agent Comments

3/16 Dooley St NORTH BENDIGO 3550 (VG)

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Price: \$381,000 Method: Sale Date: 18/03/2021

Property Type: Strata Unit - Conjoined

Agent Comments

1/2 Thompson St LONG GULLY 3550 (VG)

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Method: Sale Date: 26/05/2021

Price: \$380.000

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



