

# 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

4/16 Dooley Street, North Bendigo Vic 3550

### Indicative selling price

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

Single price

\$415,000

### Median sale price

Median price

\$412,500

Property Type

Unit

Suburb

North Bendigo

Period - From

17/06/2021

to

16/06/2022

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	3/10 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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/06/2022 10:01

4/16 Dooley Street, North Bendigo Vic 3550



Marc Cox CAR (REIV)  
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3 1 1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$415,000

**Median Unit Price**  
17/06/2021 - 16/06/2022: \$412,500

## Comparable Properties



**3/10 Button St STRATHDALE 3550 (REI)**

**Agent Comments**

3 1 1

**Price:** \$420,500  
**Method:** Private Sale  
**Date:** 06/06/2022  
**Property Type:** Unit  
**Land Size:** 275 sqm approx

**3/16 Dooley St NORTH BENDIGO 3550 (VG)**

**Agent Comments**

3 - -

**Price:** \$381,000  
**Method:** Sale  
**Date:** 18/03/2021  
**Property Type:** Strata Unit - Conjoined

**1/2 Thompson St LONG GULLY 3550 (VG)**

**Agent Comments**

3 - -

**Price:** \$380,000  
**Method:** Sale  
**Date:** 26/05/2021  
**Property Type:** Flat/Unit/Apartment (Res)

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



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