

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

1/24 Prouses Road, North Bendigo Vic 3550

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$307,500 Property Type Unit Suburb North Bendigo

Period - From 10/08/2020 to 09/08/2021 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	2/16 Dooley St NORTH BENDIGO 3550	\$318,000	16/09/2020
2	2/29 Macdougall Rd GOLDEN SQUARE 3555	\$315,000	14/12/2020
3	1/50 Raglan St WHITE HILLS 3550	\$310,000	05/11/2020

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: 10/08/2021 10:11

1/24 Prouses Road, North Bendigo Vic 3550



Marc Cox CAR (REIV)
0419 915 273
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3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
10/08/2020 - 09/08/2021: \$307,500

Comparable Properties



2/16 Dooley St NORTH BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$318,000
Method: Sale
Date: 16/09/2020
Property Type: Strata Unit - Conjoined



2/29 Macdougall Rd GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$315,000
Method: Sale
Date: 14/12/2020
Property Type: Strata Unit/Flat



1/50 Raglan St WHITE HILLS 3550 (VG)

Agent Comments

3 - -

Price: \$310,000
Method: Sale
Date: 05/11/2020
Property Type: Strata Unit - Conjoined

Account - Dungey Carter Ketterer | P: 03 5440 5000



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