## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
----------	---------	----------

Address Including suburb and postcode 179 Lloyd Street, East Bendigo Vic 3550	
---	--

### Indicative selling price

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

### Median sale price

Median price	\$580,000	Pro	perty Type	House		Suburb	East Bendigo
Period - From	01/07/2022	to	30/09/2022		Source	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	207 Lloyd St EAST BENDIGO 3550	\$545,000	21/09/2022
2	23 Plante Ct STRATHDALE 3550	\$545,000	30/11/2022
3	17 Harpin PI EAST BENDIGO 3550	\$530,000	15/11/2022

#### OR

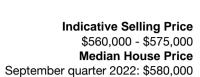
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/01/2023 20:50





Josie Caruso 0429 014 411 josie@dck.com.au







**Property Type:** House **Land Size:** 429 sqm approx

Agent Comments

# Comparable Properties

207 Lloyd St EAST BENDIGO 3550 (VG)

**3** -

Price: \$545,000 Method: Sale Date: 21/09/2022

Property Type: House (Previously Occupied -

Detached)

Land Size: 509 sqm approx

**Agent Comments** 





*←* 2

**Agent Comments** 





17 Harpin PI EAST BENDIGO 3550 (REI/VG)

12 **-** 1 🙈

Price: \$530,000 Method: Private Sale Date: 15/11/2022 Property Type: House

Land Size: 452.35 sqm approx

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



