

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

170 Queen Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price \$627,500 Property Type House Suburb Bendigo

Period - From 01/10/2022 to 30/09/2023 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	76 Vine St BENDIGO 3550	\$675,000	22/06/2023
2	492 Hargreaves St BENDIGO 3550	\$645,000	26/05/2022
3	16 Albert St BENDIGO 3550	\$640,000	03/07/2023

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:

19/10/2023 14:05



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Rooms: 3**Property Type:** House**Land Size:** 382 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$660,000

Median House Price

Year ending September 2023: \$627,500

Comparable Properties

**76 Vine St BENDIGO 3550 (REI/VG)**

Agent Comments

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Price: \$675,000**Method:** Private Sale**Date:** 22/06/2023**Property Type:** House**Land Size:** 382 sqm approx**492 Hargreaves St BENDIGO 3550 (REI)**

Agent Comments

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Price: \$645,000**Method:** Private Sale**Date:** 26/05/2022**Property Type:** House**Land Size:** 317 sqm approx**16 Albert St BENDIGO 3550 (REI/VG)**

Agent Comments

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Price: \$640,000**Method:** Private Sale**Date:** 03/07/2023**Property Type:** House**Land Size:** 165 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000