Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3/193 Queen Street, Bendigo Vic 3550

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$360,000		&		\$390,000			
Median sale p	rice							
Median price	\$492,500	Pro	operty Type	Unit			Suburb	Bendigo
Period - From	10/08/2021	to	09/08/2022		So	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.

Ade	dress of comparable property	Price	Date of sale
1	1/545 Hargreaves St BENDIGO 3550	\$389,050	26/04/2022
2	1/139 Rowan St BENDIGO 3550	\$385,000	07/12/2021
3	3/22 Somerville St FLORA HILL 3550	\$380,000	27/04/2022

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:

10/08/2022 10:33



DCKI





Property Type: Divorce/Estate/Family Transfers Land Size: 235 sqm approx Agent Comments Indicative Selling Price \$360,000 - \$390,000 Median Unit Price 10/08/2021 - 09/08/2022: \$492,500

Comparable Properties



1/545 Hargreaves St BENDIGO 3550 (VG) Agent Comments



Price: \$389,050 Method: Sale Date: 26/04/2022 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments





Price: \$385,000 Method: Private Sale Date: 07/12/2021 Property Type: Unit



3/22 Somerville St FLORA HILL 3550 (REI/VG) Agent Comments



Price: \$380,000 Method: Private Sale Date: 27/04/2022 Property Type: Unit Land Size: 133 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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