# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for s	ale
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Address	102 Baxter Street, Bendigo Vic 3550
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$649,000	&	\$669,000
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#### Median sale price

Median price	\$656,500	Pro	perty Type	House		Suburb	Bendigo
Period - From	01/07/2022	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	28 Buckley St BENDIGO 3550	\$680,000	13/09/2023
2	21 Baxter St BENDIGO 3550	\$680,000	24/03/2022
3	76 Vine St BENDIGO 3550	\$675,000	22/06/2023

#### OR

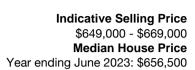
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/09/2023 15:07





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**Property Type:** House Agent Comments

# Comparable Properties



28 Buckley St BENDIGO 3550 (REI)

3



**6** 4

Price: \$680,000 Method: Private Sale Date: 13/09/2023 Property Type: House Land Size: 584 sqm approx **Agent Comments** 



21 Baxter St BENDIGO 3550 (REI/VG)

**3** 





Price: \$680,000
Method: Private Sale

Date: 24/03/2022 Property Type: House Land Size: 508 sqm approx **Agent Comments** 



76 Vine St BENDIGO 3550 (REI/VG)





Price: \$675,000 Method: Private Sale Date: 22/06/2023 Property Type: House Land Size: 382 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



