Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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108 Eaglehawk Road, Bendigo Vic 3550
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Indicative selling price

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

Range between	\$495,000	&	\$535,000
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Median sale price

Median price	\$675,000	Pro	perty Type	House		Suburb	Bendigo
Period - From	01/10/2021	to	31/12/2021		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	340 Barnard St IRONBARK 3550	\$530,000	05/02/2021
2	349 Barnard St BENDIGO 3550	\$515,000	26/10/2021
3	7 Moran St BENDIGO 3550	\$495,550	15/12/2021

OR

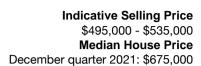
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	15/03/2022 10:47





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Property Type: House Land Size: 319 sqm approx **Agent Comments**

Comparable Properties



340 Barnard St IRONBARK 3550 (VG)





Price: \$530,000 Method: Sale Date: 05/02/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 640 sqm approx

Agent Comments



349 Barnard St BENDIGO 3550 (REI/VG)

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Price: \$515,000 Method: Private Sale Date: 26/10/2021 Property Type: House Land Size: 513 sqm approx Agent Comments



7 Moran St BENDIGO 3550 (REI/VG)





Price: \$495,550 Method: Private Sale Date: 15/12/2021 Property Type: House Land Size: 630 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



