

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address Including suburb or	161 Forest Street, Bendigo Vic 3550	- 1
locality andpostcode		186

Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000

Median sale price

Median price	\$402,000	Hou	se X		Unit		Suburb or locality	Bendigo
Period - From	01/07/2017	to	30/06/20	18		Source	REIV	Y :

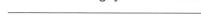
Comparable property sales (*Delete A or B below as applicable)

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

Add	dress of comparable property	Price	Date of sale
1	142 Forest St BENDIGO 3550	\$1,650,000	17/04/2018
2	16 Valentine St BENDIGO 3550	\$1,875,000	21/02/2018
3	154 Barnard St BENDIGO 3550	\$1,973,000	08/06/2018

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 eighteen months.





Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050







Property Type: House Land Size: 1328 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending June 2018: \$402,000

Comparable Properties



142 Forest St BENDIGO 3550 (REI/VG)

Price: \$1,650,000 Method: Private Sale Date: 17/04/2018

Rooms: 7

Property Type: House Land Size: 1557 sqm approx

Agent Comments

16 Valentine St BENDIGO 3550 (REI)

4





Price: \$1,875,000 Method: Private Sale Date: 21/02/2018

Rooms: 6

Property Type: House Land Size: 1416 sqm approx Agent Comments



154 Barnard St BENDIGO 3550 (REI/VG)

4





Price: \$1,973,000 Method: Private Sale Date: 08/06/2018

Rooms: 7

Property Type: House Land Size: 532 sqm approx Agent Comments

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