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	125 Wattle Street, Bendigo Vic 3550

Indicative selling price

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

Single price | $680,000

Median sale price

Median price	$595,000	Property Type	House	Suburb	Bendigo
Period - From	01/01/2023	to	31/12/2023	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	241 View St BENDIGO 3550	$697,517	03/02/2023
2	99 Vine St BENDIGO 3550	$690,000	28/04/2023
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: | 22/02/2024 16:38

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Property Type: House
Land Size: 224 sqm approx

Agent Comments

Indicative Selling Price
$680,000
Median House Price
Year ending December 2023: $595,000

Comparable Properties

241 View St BENDIGO 3550 (REI/VG)

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Price: $697,517
Method: Private Sale
Date: 03/02/2023
Property Type: House
Land Size: 308 sqm approx

Agent Comments

99 Vine St BENDIGO 3550 (REI/VG)

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Price: $690,000
Method: Private Sale
Date: 28/04/2023
Property Type: House
Land Size: 602 sqm approx

Agent Comments

76 Vine St BENDIGO 3550 (REI/VG)

🛏 3   🛁 1   🚗 -

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