

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

12 Carnegie Way, Bendigo Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,100,000

or range between

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Median sale price

Median price

\$600,000

Property type

House

Suburb

Bendigo

Period - From

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

Address of comparable property	Price	Date of sale
1 – 37 Hopetoun St, Bendigo	\$1,250,000	9 Sep 2024
2 – 199C Mclvor Rd, Strathdale	\$1,075,000	21 Nov 2024
3 – 16 Hodgkinson St, Kennington	\$1,210,000	16 Apr 2024

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:

11 December 2024
