#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

Property	offered	for s	sale
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Address	75A Langston 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

#### Median sale price

Median price	\$536,500	Pro	perty Type	House		Suburb	Bendigo
Period - From	01/04/2019	to	30/06/2019		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

1	114 Harley St STRATHDALE 3550	\$200,000	07/05/2018
2	101a Carpenter St QUARRY HILL 3550	\$200,000	25/05/2018
3	2 Harpin St STRATHDALE 3550	\$183,000	04/09/2018

#### 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 18 months.

This Statement of Information was prepared on:	19/09/2019 15:27



Date of sale



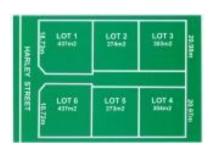




Property Type:
Agent Comments

Indicative Selling Price \$189,000 - \$199,000 Median House Price June quarter 2019: \$536,500

## Comparable Properties



114 Harley St STRATHDALE 3550 (VG)

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Price: \$200,000 Method: Sale Date: 07/05/2018 Property Type: Land Land Size: 436 sqm approx **Agent Comments** 



101a Carpenter St QUARRY HILL 3550

(REI/VG)

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Price: \$200,000

Method: Expression of Interest

Date: 25/05/2018 Rooms: 1

Property Type: Land Land Size: 386 sqm approx Agent Comments



2 Harpin St STRATHDALE 3550 (REI)

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Price: \$183,000 Method: Private Sale Date: 04/09/2018 Property Type: Land Land Size: 512 sqm approx **Agent Comments** 

Account - Dungey Carter Ketterer | P: 03 5440 5000



