Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 38B Strickland Road, East Bendigo Vic 3550 |
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Indicative selling price

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

| Single price | \$495,000 |
|--------------|-----------|
| | |

Median sale price

| Median price \$ | \$585,000 | Pro | perty Type | House | | Suburb | East Bendigo |
|-----------------|------------|-----|------------|-------|--------|--------|--------------|
| Period - From 0 | 01/04/2022 | to | 31/03/2023 | | Source | REIV | |

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

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

Address of comparable property

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 51 Murphy St EAST BENDIGO 3550 | \$500,000 | 01/02/2023 |
| 2 | 9/6 Fox St EAST BENDIGO 3550 | \$490,000 | 10/02/2023 |
| 3 | 13 Lloyd St EAST BENDIGO 3550 | \$490,000 | 08/11/2022 |

OR

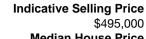
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 18/04/2023 14:34 |
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Josie Caruso 0429 014 411 iosie@dck.com.au



Median House Price Year ending March 2023: \$585,000



Property Type: House Land Size: 523 sqm approx

Agent Comments

Comparable Properties



51 Murphy St EAST BENDIGO 3550 (REI/VG)

Price: \$500,000 Method: Private Sale Date: 01/02/2023 Property Type: House Land Size: 785 sqm approx **Agent Comments**



9/6 Fox St EAST BENDIGO 3550 (REI)

Price: \$490,000 Method: Private Sale Date: 10/02/2023 Property Type: Unit

Agent Comments



13 Lloyd St EAST BENDIGO 3550 (REI)

Price: \$490.000 Method: Private Sale Date: 08/11/2022 Property Type: House Land Size: 302 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



