

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

135 Mitchell Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$542,000 Property Type House Suburb Bendigo

Period - From 01/04/2020 to 30/06/2020 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 | 88 Mackenzie St BENDIGO 3550 | \$610,000 | 20/12/2019 |
| 2 | 133 Mitchell St BENDIGO 3550 | \$600,000 | 05/06/2020 |
| 3 | 37 Hamlet St QUARRY HILL 3550 | \$540,000 | 26/09/2019 |

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:

05/08/2020 20:28

135 Mitchell Street, Bendigo Vic 3550



Marc Cox CAR (REIV)
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3 1 1

Property Type: House
Land Size: 460 (approx) sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$560,000 - \$590,000
Median House Price
June quarter 2020: \$542,000

Comparable Properties



88 Mackenzie St BENDIGO 3550 (VG)

[Agent Comments](#)

3 - -

Price: \$610,000
Method: Sale
Date: 20/12/2019
Property Type: House (Res)
Land Size: 383 sqm approx



133 Mitchell St BENDIGO 3550 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$600,000
Method: Private Sale
Date: 05/06/2020
Rooms: 4
Property Type: House
Land Size: 423 sqm approx



37 Hamlet St QUARRY HILL 3550 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$540,000
Method: Private Sale
Date: 26/09/2019
Rooms: 4
Property Type: House
Land Size: 500 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.