Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	135 Mitchell 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

Range between \$560,000	&	\$590,000
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Median sale price

Median price	\$542,000	Pro	perty 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

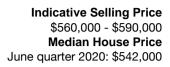
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	05/08/2020 20:28





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Property Type: House Land Size: 460 (approx) sqm

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Agent Comments

Comparable Properties



88 Mackenzie St BENDIGO 3550 (VG)

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Price: \$610,000 Method: Sale Date: 20/12/2019

Property Type: House (Res) **Land Size:** 383 sqm approx

Agent Comments



133 Mitchell St BENDIGO 3550 (REI/VG)

— 3





Price: \$600,000 Method: Private Sale Date: 05/06/2020

Rooms: 4

Property Type: House **Land Size:** 423 sqm approx

Agent Comments



37 Hamlet St QUARRY HILL 3550 (REI/VG)

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Price: \$540,000

Date: 26/09/2019 **Rooms:** 4

Method: Private Sale

Property Type: House Land Size: 500 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000

