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

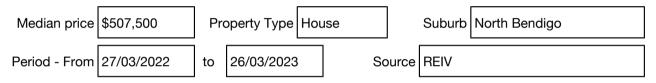
242 Holdsworth Road, North Bendigo Vic 3550

Indicative selling price

For the meaning of this		

Single price \$529,000

Median sale price



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	30 Campbell St EAGLEHAWK 3556	\$530,000	05/12/2022
2	195 Holdsworth Rd NORTH BENDIGO 3550	\$520,000	07/02/2022
3	19 Thunder St NORTH BENDIGO 3550	\$515,000	05/02/2023

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:

27/03/2023 12:17





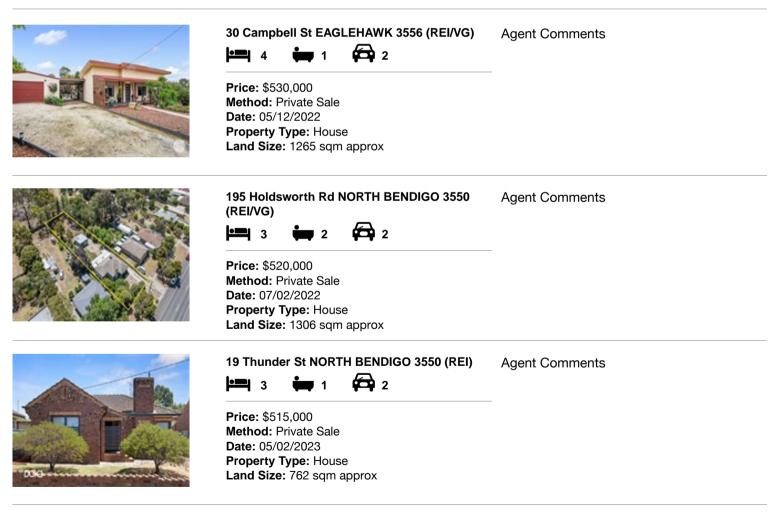
Justin Pell C.A.R. 0408 949 775 justin@dck.com.au





Property Type: House **Land Size:** 1012 sqm approx Agent Comments Indicative Selling Price \$529,000 Median House Price 27/03/2022 - 26/03/2023: \$507,500

Comparable Properties



Account - Dungey Carter Ketterer | P: 03 5440 5000





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