

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

1/34 Jennings Street, East Bendigo Vic 3550

Indicative selling price

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

Range between

\$445,000

&

\$465,000

Median sale price

Median price

\$522,500

Property Type

House

Suburb

East Bendigo

Period - From

01/04/2021

to

31/03/2022

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	3/10a Sternberg St KENNINGTON 3550	\$430,000	12/05/2021
2	5/6 Fox St EAST BENDIGO 3550	\$415,000	14/09/2021
3	2/12 Wortha St BENDIGO 3550	\$410,600	13/07/2021

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:

21/06/2022 09:32

1/34 Jennings Street, East Bendigo Vic 3550



Marc Cox CAR (REIV)
0419 915 273
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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$445,000 - \$465,000
Median House Price
Year ending March 2022: \$522,500

Comparable Properties



3/10a Sternberg St KENNINGTON 3550 (VG)

Agent Comments

2 - -

Price: \$430,000
Method: Sale
Date: 12/05/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



5/6 Fox St EAST BENDIGO 3550 (VG)

Agent Comments

2 - -

Price: \$415,000
Method: Sale
Date: 14/09/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/12 Wortha St BENDIGO 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$410,600
Method: Private Sale
Date: 13/07/2021
Property Type: Unit
Land Size: 245 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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