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

18 Buckley Street, Bendigo Vic 3550

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pi	rice							
Median price	\$705,000	Pro	operty Type	Hou	se		Suburb	Bendigo
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2 Mcgowan St LONG GULLY 3550	\$542,500	06/06/2022
2	171 Upper California Gully Rd CALIFORNIA GULLY 3556	\$540,000	30/06/2022
3	15 Violet St EAGLEHAWK 3556	\$500,000	22/06/2022

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:

12/09/2022 11:13









Property Type: House Land Size: 1269 sqm approx Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median House Price June quarter 2022: \$705,000

Comparable Properties



2 Mcgowan St LONG GULLY 3550 (REI/VG)



Price: \$542,500 Method: Private Sale Date: 06/06/2022 Property Type: House Land Size: 890 sqm approx Agent Comments



171 Upper California Gully Rd CALIFORNIA GULLY 3556 (REI/VG)



Price: \$540,000 Method: Private Sale Date: 30/06/2022 Property Type: House Land Size: 1495 sqm approx



15 Violet St EAGLEHAWK 3556 (REI)



Agent Comments

Agent Comments

Price: \$500,000 Method: Private Sale Date: 22/06/2022 Property Type: House Land Size: 1000 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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