

# 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

75 King Street, Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$385,000 & \$420,000

### Median sale price

Median price \$460,000 Property Type House Suburb Bendigo

Period - From 01/07/2018 to 30/06/2019 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 61 Mundy St BENDIGO 3550	\$410,000	11/07/2018
2 73 Garsed St BENDIGO 3550	\$408,000	22/05/2019
3 529 Hargreaves St BENDIGO 3550	\$391,000	14/08/2018

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.~~

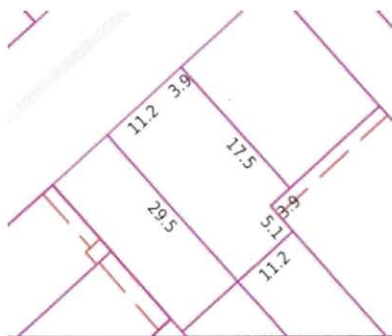
This Statement of Information was prepared on:

26/09/2019 14:31

75 King Street, Bendigo Vic 3550



Kaye Lazenby CEA (REIV)  
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**Property Type:** House (Res)  
**Land Size:** 424 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$385,000 - \$420,000  
**Median House Price**  
Year ending June 2019: \$460,000

## Comparable Properties



61 Mundy St BENDIGO 3550 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 11/07/2018  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 175 sqm approx



73 Garsed St BENDIGO 3550 (REI/VG)

**Agent Comments**

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**Price:** \$408,000  
**Method:** Private Sale  
**Date:** 22/05/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 850 sqm approx



529 Hargreaves St BENDIGO 3550 (REI/VG)

**Agent Comments**

3 1 3

**Price:** \$391,000  
**Method:** Private Sale  
**Date:** 14/08/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 395 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.