

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

10 Cobden Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$707,000

Property Type House

Suburb Bendigo

Period - From 01/07/2021

to

30/09/2021

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	34 Echuca St QUARRY HILL 3550	\$830,000	10/05/2021
2	33 Hamlet St QUARRY HILL 3550	\$820,000	28/11/2020
3	1 Pine St QUARRY HILL 3550	\$815,000	27/02/2021

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:

08/11/2021 12:17

10 Cobden Street, Bendigo Vic 3550



Leonie Butler CEA (REIV)

0417 521 661

leonie@dck.com.au



3 - -

Property Type: House (Res)

Land Size: 391 sqm approx

Agent Comments

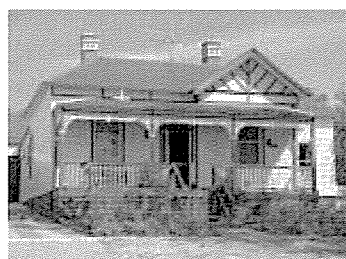
Indicative Selling Price

\$780,000 - \$850,000

Median House Price

September quarter 2021: \$707,000

Comparable Properties



34 Echuca St QUARRY HILL 3550 (VG)

Agent Comments

4 - -

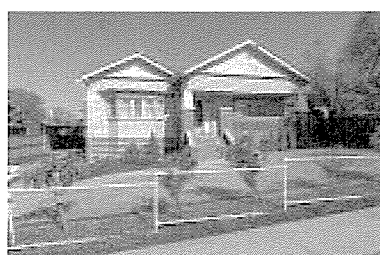
Price: \$830,000

Method: Sale

Date: 10/05/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 737 sqm approx



33 Hamlet St QUARRY HILL 3550 (VG)

Agent Comments

3 - -

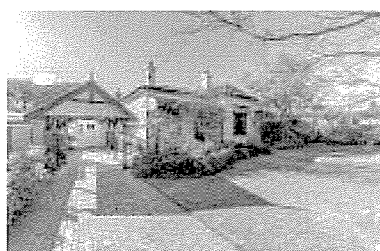
Price: \$820,000

Method: Sale

Date: 28/11/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 637 sqm approx



1 Pine St QUARRY HILL 3550 (VG)

Agent Comments

3 - -

Price: \$815,000

Method: Sale

Date: 27/02/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 564 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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