

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	sale
Address Including suburb and postcode	104 Violet direct, Berialge vie 6666
Indicative selling pr	се
For the meaning of this	price see consumer.vic.gov.au/underquoting
Range between \$229	,000 & \$249,000
Median sale price	
Median price \$391,0	House X Unit Suburb Bendigo
Period - From 01/07/	2018 to 30/09/2018 Source REIV
Comparable propert	v sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	16 Miller St KENNINGTON 3550	\$230,000	05/07/2018
2	57 Honeysuckle St BENDIGO 3550	\$217,000	21/07/2018
3	10/25 Somerville St FLORA HILL 3550	\$210,000	21/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050



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Indicative Selling Price \$229,000 - \$249,000 Median House Price September guarter 2018: \$391,000



Rooms:

Property Type: House (Res) Land Size: 800 sqm approx

Agent Comments

Comparable Properties



16 Miller St KENNINGTON 3550 (REI/VG)

2

Price: \$230,000 Method: Private Sale Date: 05/07/2018

Rooms: 3

Property Type: House Land Size: 350 sqm approx Agent Comments



57 Honeysuckle St BENDIGO 3550 (REI/VG)

2

486

Price: \$217,000 Method: Auction Sale Date: 21/07/2018

Rooms: 3

Property Type: House (Res) Land Size: 485 sqm approx Agent Comments



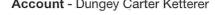
10/25 Somerville St FLORA HILL 3550 (VG)

Price: \$210,000 Method: Sale Date: 21/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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