

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

12 Grattan Street, North Bendigo Vic 3550

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$505,000

Property Type House

Suburb North Bendigo

Period - From 01/10/2021

to 30/09/2022

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 eighteen 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	176 Arnold St NORTH BENDIGO 3550	\$498,000	15/07/2022
2	4 Grattan St NORTH BENDIGO 3550	\$471,000	24/04/2021
3			

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 eighteen months.~~

This Statement of Information was prepared on:

18/10/2022 11:02

12 Grattan Street, North Bendigo Vic 3550



Leonie Butler CEA (REIV)
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3 1 1

Property Type: House
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
\$495,000

Median House Price
Year ending September 2022: \$505,000

Comparable Properties



176 Arnold St NORTH BENDIGO 3550 (REI/VG) **Agent Comments**

3 1 1

Price: \$498,000
Method: Private Sale
Date: 15/07/2022
Property Type: House
Land Size: 618 sqm approx



4 Grattan St NORTH BENDIGO 3550 (VG) **Agent Comments**

3 - -

Price: \$471,000
Method: Sale
Date: 24/04/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 798 sqm approx

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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000



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