

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

131 Queen Street, Bendigo Vic 3550

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$542,000

Property Type House

Suburb Bendigo

Period - From 01/04/2020

to 30/06/2020

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	63 Garsed St BENDIGO 3550	\$725,000	23/01/2020
2	145 King St BENDIGO 3550	\$725,000	21/10/2019
3	62 Rowan St BENDIGO 3550	\$705,000	01/06/2020

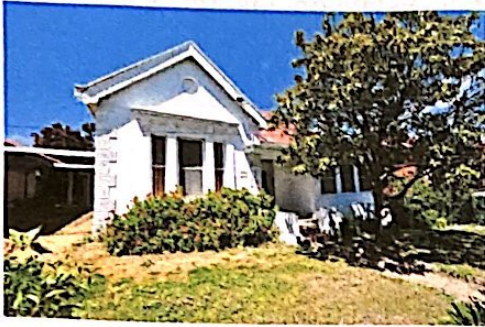
OR

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:

25/09/2020 12:30

131 Queen Street, Bendigo Vic 3550



3 bedrooms - 1 bathroom - 1 car

Property Type: House (Res)
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$775,000
Median House Price
June quarter 2020: \$542,000

Comparable Properties



63 Garsed St BENDIGO 3550 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$725,000
Method: Sale
Date: 23/01/2020
Property Type: House on commercial land
Land Size: 401 sqm approx

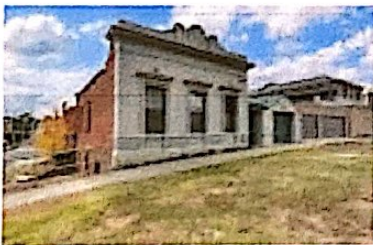


145 King St BENDIGO 3550 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$725,000
Method: Sale
Date: 21/10/2019
Property Type: House (Res)
Land Size: 473 sqm approx



62 Rowan St BENDIGO 3550 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$705,000
Method: Sale
Date: 01/06/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 221 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.