

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

16 Valentine Street, Bendigo Vic 3550

Indicative selling price

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

Single price \$2,550,000

Median sale price

Median price \$550,000

Property Type House

Suburb Bendigo

Period - From 01/10/2020

to 31/12/2020

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 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 | 288 View St BENDIGO 3550 | \$2,250,000 | 29/04/2020 |
| 2 | | | |
| 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.~~

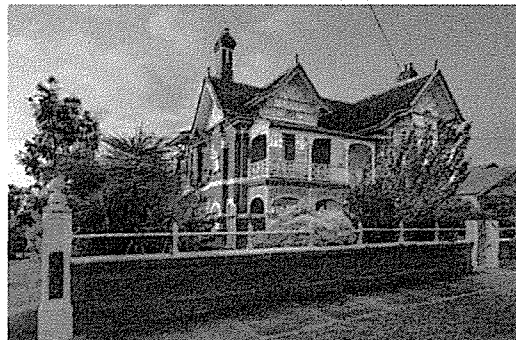
This Statement of Information was prepared on:

17/02/2021 13:56

16 Valentine Street, Bendigo Vic 3550



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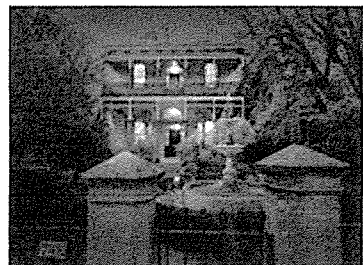
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Property Type: House
Land Size: 1416 sqm approx
Agent Comments

Indicative Selling Price
\$2,550,000

Median House Price
December quarter 2020: \$550,000

Comparable Properties



288 View St BENDIGO 3550 (REIV/G)

Agent Comments

4 2 4

Price: \$2,250,000
Method: Private Sale
Date: 29/04/2020
Rooms: 6
Property Type: House
Land Size: 1518 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



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.