

## 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

181 Wattle Street, Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$635,000

Property Type House

Suburb Bendigo

Period - From 01/01/2021

to 31/03/2021

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 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	30 Crook St KENNINGTON 3550	\$1,500,000	22/10/2020
2	7a Michael St KENNINGTON 3550	\$1,415,000	05/11/2019
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:

03/05/2021 10:09

181 Wattle Street, Bendigo Vic 3550



Dungey Carter Ketterer  
REAL ESTATE AGENTS

Kaye Lazenby CEA (REIV)

0407 843 167

kaye@dck.com.au



Property Type:

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2021: \$635,000

## Comparable Properties



30 Crook St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 22/10/2020

Property Type: House

Land Size: 1014 sqm approx



7a Michael St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$1,415,000

Method: Private Sale

Date: 05/11/2019

Rooms: 7

Property Type: House

Land Size: 859 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.