

# 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

1a Humme Street, East Bendigo Vic 3550

### Indicative selling price

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

Single price

\$319,000

### Median sale price

Median price

\$398,500

Property Type

House

Suburb

East Bendigo

Period - From

08/04/2019

to

07/04/2020

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	57 Uley St BENDIGO 3550	\$317,000	09/11/2018
2	3/34 Jennings St EAST BENDIGO 3550	\$312,500	15/10/2019
3	3/64 Murphy St EAST BENDIGO 3550	\$307,500	18/06/2019

**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:

08/04/2020 14:32

1a Humme Street, East Bendigo Vic 3550



Marc Cox CAR (REIV)  
0419 915 273  
marc@dck.com.au



2   1   1

**Property Type:** House  
**Land Size:** 248 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$319,000

**Median House Price**  
08/04/2019 - 07/04/2020: \$398,500

## Comparable Properties



**57 Uley St BENDIGO 3550 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$317,000  
**Method:** Private Sale  
**Date:** 09/11/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 244 sqm approx

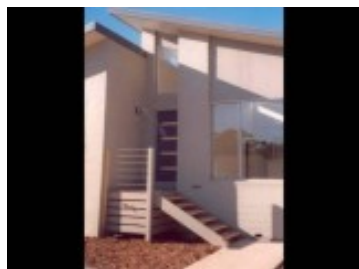


**3/34 Jennings St EAST BENDIGO 3550 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$312,500  
**Method:** Private Sale  
**Date:** 15/10/2019  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 213 sqm approx



**3/64 Murphy St EAST BENDIGO 3550 (VG)**

**Agent Comments**

2   -   -

**Price:** \$307,500  
**Method:** Sale  
**Date:** 18/06/2019  
**Property Type:** Flat/Unit/Apartment (Res)

**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.