

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

2 Rankin Avenue, Bendigo Vic 3550

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$622,500

Property Type

House

Suburb

Bendigo

Period - From

02/03/2021

to

01/03/2022

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 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	1/1 Darby St IRONBARK 3550	\$430,000	27/01/2022
2	22 Wallan St LONG GULLY 3550	\$422,000	23/12/2021
3	2 Elliott St GOLDEN SQUARE 3555	\$420,000	23/12/2021

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:

02/03/2022 10:46



Property Type: house
Agent Comments

Indicative Selling Price
\$425,000

Median House Price
02/03/2021 - 01/03/2022: \$622,500

Comparable Properties



1/1 Darby St IRONBARK 3550 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 27/01/2022
Property Type: House - Terrace
Land Size: 313 sqm approx



22 Wallan St LONG GULLY 3550 (REI)

Agent Comments



Price: \$422,000
Method: Private Sale
Date: 23/12/2021
Property Type: House
Land Size: 574 sqm approx



2 Elliott St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 23/12/2021
Property Type: House
Land Size: 552 sqm approx

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