Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	221 Holdsworth Road, North Bendigo Vic 3550
Including suburb or	-
locality and postcode	

Indicative selling price

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

Range between	\$420,000	&	\$455,000
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Median sale price

Median price	\$440,000	Pro	perty Type	House		Suburb	North Bendigo
Period - From	01/04/2021	to	30/06/2021		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	213 Holdsworth Rd NORTH BENDIGO 3550	\$442,200	06/08/2021
2	73 Smith St NORTH BENDIGO 3550	\$440,000	06/08/2021
3	2 Sydenham Av NORTH BENDIGO 3550	\$430,000	23/06/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/10/2021 12:12









Rooms: 4

Property Type: House Land Size: 596 sqm approx

Agent Comments

Indicative Selling Price \$420,000 - \$455,000 **Median House Price** June quarter 2021: \$440,000

Comparable Properties

213 Holdsworth Rd NORTH BENDIGO 3550

(VG)

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Price: \$442,200 Method: Sale Date: 06/08/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 628 sqm approx

Agent Comments



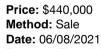
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Agent Comments

Agent Comments



Property Type: House (Previously Occupied -

Detached)

Land Size: 919 sqm approx



2 Sydenham Av NORTH BENDIGO 3550

(REI/VG)





Price: \$430,000 Method: Private Sale Date: 23/06/2021 Property Type: House Land Size: 652 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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