

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

221 Holdsworth Road, North Bendigo Vic 3550

Indicative selling price

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

Range between \$420,000 & \$455,000

Median sale price

Median price \$440,000 Property 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	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 comparable properties 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



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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)

Agent Comments

3 - -

Price: \$442,200
Method: Sale
Date: 06/08/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 628 sqm approx



73 Smith St NORTH BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$440,000
Method: Sale
Date: 06/08/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 919 sqm approx



2 Sydenham Av NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 1 3

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

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