

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

259 Eaglehawk Road, Bendigo Vic 3550

Indicative selling price

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

Range between \$675,000

&

\$740,000

Median sale price

Median price \$600,000

Property Type House

Suburb 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 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	32 Haggard St EAGLEHAWK 3556	\$738,000	08/09/2021
2			
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:

14/09/2021 13:34

259 Eaglehawk Road, Bendigo Vic 3550



Leonie Butler CEA (REIV)
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Property Type:
Agent Comments

Indicative Selling Price
\$675,000 - \$740,000
Median House Price
June quarter 2021: \$600,000

Comparable Properties



32 Haggard St EAGLEHAWK 3556 (REI)



Price: \$738,000
Method: Private Sale
Date: 08/09/2021
Property Type: House
Land Size: 1002 sqm approx

Agent Comments

This property does have an inground swimming pool

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



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