

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

3/17 Bakewell Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$575,000 & \$595,000

Median sale price

Median price \$335,000 Property Type House Suburb North Bendigo

Period - From 12/08/2019 to 11/08/2020 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	1/2-4 norfolk St NORTH BENDIGO 3550	\$580,000	13/12/2019
2	41 Uley St BENDIGO 3550	\$575,000	10/09/2019
3	4 Lincoln PI EAST BENDIGO 3550	\$567,500	31/10/2019

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:

12/08/2020 14:12

3/17 Bakewell Street, North Bendigo Vic 3550



Kaye Lazenby CEA (REIV)
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Property Type:
Agent Comments

Indicative Selling Price
\$575,000 - \$595,000
Median House Price
12/08/2019 - 11/08/2020: \$335,000

Comparable Properties

1/2-4 norfolk St NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$580,000
Method: Sale
Date: 13/12/2019
Property Type: Strata Dwelling



41 Uley St BENDIGO 3550 (VG)

Agent Comments



Price: \$575,000
Method: Sale
Date: 10/09/2019
Property Type: House (Res)
Land Size: 252 sqm approx



4 Lincoln Pl EAST BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$567,500
Method: Private Sale
Date: 31/10/2019
Rooms: 6
Property Type: House
Land Size: 608 sqm approx

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.