

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

4/16 Dooley Street, North Bendigo Vic 3550

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$412,500

Property Type

Unit

Suburb

North Bendigo

Period - From

17/06/2021

to

16/06/2022

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	3/10 Button St STRATHDALE 3550	\$420,500	06/06/2022
2	3/16 Dooley St NORTH BENDIGO 3550	\$381,000	18/03/2021
3	1/2 Thompson St LONG GULLY 3550	\$380,000	26/05/2021

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:

17/06/2022 10:01

4/16 Dooley Street, North Bendigo Vic 3550



Marc Cox CAR (REIV)
0419 915 273
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3 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$415,000

Median Unit Price
17/06/2021 - 16/06/2022: \$412,500

Comparable Properties



3/10 Button St STRATHDALE 3550 (REI)

Agent Comments

3 1 1

Price: \$420,500
Method: Private Sale
Date: 06/06/2022
Property Type: Unit
Land Size: 275 sqm approx

3/16 Dooley St NORTH BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$381,000
Method: Sale
Date: 18/03/2021
Property Type: Strata Unit - Conjoined

1/2 Thompson St LONG GULLY 3550 (VG)

Agent Comments

3 - -

Price: \$380,000
Method: Sale
Date: 26/05/2021
Property Type: Flat/Unit/Apartment (Res)

Account - Dungey Carter Ketterer | P: 03 5440 5000



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