#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	4/19 Thistle Street, 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 \$395,000	&	\$415,000
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#### Median sale price

Median price	\$635,000	Pro	perty Type	House		Suburb	Bendigo
Period - From	01/01/2021	to	31/03/2021		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

	aress of comparable property	1 1100	Date of Sale
1	1/83-87 Arnold St BENDIGO 3550	\$380,000	20/05/2021
2	9/7 Rosemont Cr KENNINGTON 3550	\$485,000	17/11/2020
3	8/7 Rosemont Cr KENNINGTON 3550	\$485,000	15/11/2020

#### 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.

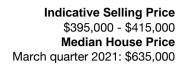
This Statement of Information was prepared on:	18/06/2021 10:23



Date of sale



Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au





**Property Type: TOWNHOUSE** 

**Agent Comments** 

## Comparable Properties



1/83-87 Arnold St BENDIGO 3550 (REI)

**└──** 2





Price: \$380,000 Method: Private Sale

Date: 20/05/2021 Property Type: Townhouse (Single)



9/7 Rosemont Cr KENNINGTON 3550 (VG)





Price: \$485,000 Method: Sale Date: 17/11/2020

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

**Agent Comments** 



8/7 Rosemont Cr KENNINGTON 3550 (VG)

**-** 2





Price: \$485,000 Method: Sale Date: 15/11/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



