

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

4/7 Michelsen Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$340,000 Property Type Unit Suburb North Bendigo

Period - From 01/01/2023 to 31/12/2023 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	2/32 Arnold St BENDIGO 3550	\$360,000	19/04/2023
2	7/34 Prouses Rd NORTH BENDIGO 3550	\$335,000	02/10/2023
3	5/107 Holmes Rd LONG GULLY 3550	\$310,000	27/09/2022

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:

04/03/2024 11:31

4/7 Michelsen Street, North Bendigo Vic 3550



Marc Cox CAR (REIV)
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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$345,000 - \$365,000
Median Unit Price
Year ending December 2023: \$340,000

Comparable Properties



2/32 Arnold St BENDIGO 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$360,000
Method: Private Sale
Date: 19/04/2023
Property Type: Unit
Land Size: 176 sqm approx



7/34 Prouses Rd NORTH BENDIGO 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$335,000
Method: Private Sale
Date: 02/10/2023
Property Type: Unit
Land Size: 218 sqm approx



5/107 Holmes Rd LONG GULLY 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$310,000
Method: Private Sale
Date: 27/09/2022
Property Type: Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000



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