

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

42 Rowan Street, Bendigo Vic 3550

Indicative selling price

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

Single price \$975,000

Median sale price

Median price \$517,500

Property Type House

Suburb Bendigo

Period - From 01/10/2018

to 30/09/2019

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	93 Bridge St BENDIGO 3550	\$1,050,000	05/04/2019
2	59 Rowan St BENDIGO 3550	\$1,050,000	29/03/2019
3	147 Forest St BENDIGO 3550	\$950,000	07/09/2018

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:

25/10/2019 10:32

42 Rowan Street, Bendigo Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
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Property Type: House (Res)
Land Size: 484 sqm approx
Agent Comments

Indicative Selling Price
\$975,000

Median House Price
Year ending September 2019: \$517,500

Comparable Properties



93 Bridge St BENDIGO 3550 (VG)

Agent Comments

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Price: \$1,050,000
Method: Sale
Date: 05/04/2019
Property Type: House (Res)
Land Size: 428 sqm approx



59 Rowan St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 29/03/2019
Rooms: 6
Property Type: House
Land Size: 1061 sqm approx



147 Forest St BENDIGO 3550 (VG)

Agent Comments

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Price: \$950,000
Method: Sale
Date: 07/09/2018
Property Type: House (Previously Occupied - Detached)
Land Size: 729 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.