

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 Uley Street, Bendigo Vic 3550

Indicative selling price

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

Single price \$369,000

Median sale price

Median price \$500,000

Property Type House

Suburb Bendigo

Period - From 01/07/2019

to 30/06/2020

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	5/17 Bobs St BENDIGO 3550	\$365,000	18/10/2019
2	1/32 Joseph St BENDIGO 3550	\$360,000	12/06/2020
3	2c Flora La FLORA HILL 3550	\$351,000	01/06/2020

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:

08/10/2020 11:39

42 Uley Street, Bendigo Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

Marc Cox CAR (REIV)

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2 2 1

Property Type: House

Land Size: 155 sqm approx

Agent Comments

Indicative Selling Price

\$369,000

Median House Price

Year ending June 2020: \$500,000

Comparable Properties



5/17 Bobs St BENDIGO 3550 (VG)

Agent Comments

2 - -

Price: \$365,000

Method: Sale

Date: 18/10/2019

Property Type: Flat/Unit/Apartment (Res)



1/32 Joseph St BENDIGO 3550 (REI/VG)

Agent Comments

2 2 1

Price: \$360,000

Method: Private Sale

Date: 12/06/2020

Rooms: 4

Property Type: Townhouse (Single)



2c Flora La FLORA HILL 3550 (REI/VG)

Agent Comments

2 2 1

Price: \$351,000

Method: Private Sale

Date: 01/06/2020

Rooms: 6

Property Type: House

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.