

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

5 Afton Street, North Bendigo Vic 3550

Indicative selling price

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

Range between \$495,000 & \$535,000

Median sale price

Median price \$486,500 Property Type House Suburb North Bendigo

Period - From 01/07/2021 to 30/09/2021 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	Price	Date of sale
1	8 Ryan St NORTH BENDIGO 3550	\$527,000	28/10/2021
2	266 Holdsworth Rd NORTH BENDIGO 3550	\$523,000	30/06/2021
3	12 Thunder St NORTH BENDIGO 3550	\$505,000	16/08/2021

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:

11/11/2021 16:04

5 Afton Street, North Bendigo Vic 3550



Kurtis Lynch

03 5440 5000

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Indicative Selling Price

\$495,000 - \$535,000

Median House Price

September quarter 2021: \$486,500



3 1 2

Property Type: House

Land Size: 871 sqm approx

Agent Comments

Comparable Properties



8 Ryan St NORTH BENDIGO 3550 (REI)

Agent Comments

3 1 2

Price: \$527,000

Method: Private Sale

Date: 28/10/2021

Property Type: House

Land Size: 1202 sqm approx



266 Holdsworth Rd NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$523,000

Method: Private Sale

Date: 30/06/2021

Property Type: House

Land Size: 814 sqm approx



12 Thunder St NORTH BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$505,000

Method: Sale

Date: 16/08/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 506 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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