

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

1 Rimfire Close, North Bendigo Vic 3550

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$338,750

Property Type

House

Suburb

North Bendigo

Period - From

24/08/2019

to

23/08/2020

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	6 Jennifer CI EPSOM 3551	\$365,000	14/07/2020
2	20 Mulga Av EPSOM 3551	\$360,000	19/03/2020
3	3 Jakem Ct EAGLEHAWK 3556	\$360,000	31/03/2020

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:

24/08/2020 09:59

1 Rimfire Close, North Bendigo Vic 3550



Justin Pell C.A.R.
0408 949 775
justin@dck.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$360,000

Median House Price
24/08/2019 - 23/08/2020: \$338,750

Comparable Properties



6 Jennifer CI EPSOM 3551 (VG)

Agent Comments



Price: \$365,000
Method: Sale
Date: 14/07/2020
Property Type: House (Res)
Land Size: 642 sqm approx



20 Mulga Av EPSOM 3551 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 19/03/2020
Rooms: 6
Property Type: House
Land Size: 737 sqm approx



3 Jakem Ct EAGLEHAWK 3556 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 31/03/2020
Rooms: 4
Property Type: House
Land Size: 923 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.