

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

61 Marong Road, Bendigo Vic 3550

Indicative selling price

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

Single price \$215,000

Median sale price

Median price \$397,000 House ☒ Unit ☐ Suburb or locality Bendigo

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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	261 King St BENDIGO 3550	\$215,000	22/06/2017
2	2 Reverie St LONG GULLY 3550	\$205,000	07/08/2018
3	14 Philpot St LONG GULLY 3550	\$190,000	25/07/2018

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 eighteen months.

61 Marong Road, Bendigo Vic 3550



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Indicative Selling Price
\$215,000

Median House Price
Year ending September 2018: \$397,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



261 King St BENDIGO 3550 (VG)

Agent Comments



Price: \$215,000
Method: Sale
Date: 22/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 335 sqm approx



2 Reverie St LONG GULLY 3550 (VG)

Agent Comments



Price: \$205,000
Method: Sale
Date: 07/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 658 sqm approx



14 Philpot St LONG GULLY 3550 (REI/VG)

Agent Comments



Price: \$190,000
Method: Private Sale
Date: 25/07/2018
Rooms: 4
Property Type: House
Land Size: 657 sqm approx