

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

619 Hargreaves Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$549,000 & \$569,000

Median sale price

Median price \$675,000 Property Type House Suburb Bendigo

Period - From 01/10/2021 to 31/12/2021 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	19 Weeroona Av NORTH BENDIGO 3550	\$565,000	10/05/2021
2	38 Russell St QUARRY HILL 3550	\$565,000	26/05/2021
3	126 Violet St BENDIGO 3550	\$560,000	20/09/2021

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:

08/02/2022 14:03



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Property Type: House
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
 \$549,000 - \$569,000
Median House Price
 December quarter 2021: \$675,000

Comparable Properties



19 Weeroona Av NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$565,000
Method: Private Sale
Date: 10/05/2021
Property Type: House
Land Size: 600 sqm approx



38 Russell St QUARRY HILL 3550 (REI/VG)

Agent Comments

2 2 2

Price: \$565,000
Method: Private Sale
Date: 26/05/2021
Property Type: House
Land Size: 548 sqm approx



126 Violet St BENDIGO 3550 (VG)

Agent Comments

4 - -

Price: \$560,000
Method: Sale
Date: 20/09/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 617 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000