Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality and postcode	63 Baxter Street, Bendigo Vic 3550						
Indicative selling price							
For the meaning of this p	orice see consumer.vic.gov.au/underquoting						

Median sale price

Single price \$639,000

Median price	\$707,000	Pro	perty Type	House		Suburb	Bendigo
Period - From	01/07/2021	to	30/09/2021	and the second	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.

Ad	dress of comparable property	Price	Date of sale
1	34 Hargreaves St BENDIGO 3550	\$635,000	24/05/2021
2	25 Havlin St KENNINGTON 3550	\$625,000	30/07/2021
3		·	

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.

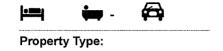
This Statement of Information was prepared on:	19/10/2021 12:23
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Leonie Butler CEA (REIV) 0417 521 661 leonie@dck.com.au





Agent Comments

Indicative Selling Price \$639,000 Median House Price September quarter 2021: \$707,000

Comparable Properties

MapTiler O OpenStreetMap contributors



34 Hargreaves St BENDIGO 3550 (REI/VG)

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Price: \$635,000 Method: Private Sale Date: 24/05/2021 Property Type: House Land Size: 660 sqm approx Agent Comments



25 Havlin St KENNINGTON 3550 (REI/VG)

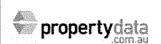
|==|3 **|==**|1 **|**□|

Price: \$625,000 Method: Private Sale Date: 30/07/2021 Property Type: House Land Size: 446 sqm approx **Agent Comments**

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.

Account - Dungey Carter Ketterer | P: 03 5440 5000





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