

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

7/34 Prouses Road, North Bendigo Vic 3550

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$407,500 Property Type Unit Suburb North Bendigo

Period - From 19/09/2022 to 18/09/2023 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	6/107 Holmes Rd LONG GULLY 3550	\$360,000	05/08/2022
2	3/22 Brown St LONG GULLY 3550	\$355,000	19/08/2022
3	8/34 Prouses Rd NORTH BENDIGO 3550	\$340,000	31/07/2023

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:

19/09/2023 14:05

7/34 Prouses Road, North Bendigo Vic 3550



Kaye Lazenby CEA (REIV)
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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$330,000 - \$350,000
Median Unit Price
19/09/2022 - 18/09/2023: \$407,500

Comparable Properties



6/107 Holmes Rd LONG GULLY 3550 (REI/VG) **Agent Comments**



Price: \$360,000
Method: Private Sale
Date: 05/08/2022
Property Type: Unit
Land Size: 141 sqm approx



3/22 Brown St LONG GULLY 3550 (REI/VG) **Agent Comments**



Price: \$355,000
Method: Private Sale
Date: 19/08/2022
Property Type: Townhouse (Single)
Land Size: 281 sqm approx



8/34 Prouses Rd NORTH BENDIGO 3550 (REI) **Agent Comments**



Price: \$340,000
Method: Private Sale
Date: 31/07/2023
Property Type: Unit
Land Size: 207 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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