

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

9 Thomas Street, Ironbark 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 \$279,250

Property Type House

Suburb Ironbark

Period - From 01/01/2019

to

31/12/2019

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	256 Holdsworth Rd NORTH BENDIGO 3550	\$350,000	30/09/2019
2	52 Panton St GOLDEN SQUARE 3555	\$340,000	30/09/2019
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:

03/03/2020 14:43

9 Thomas Street, Ironbark Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

Leonie Butler CEA (REIV)

0417 521 661

leonie@dck.com.au



Property Type:

Agent Comments

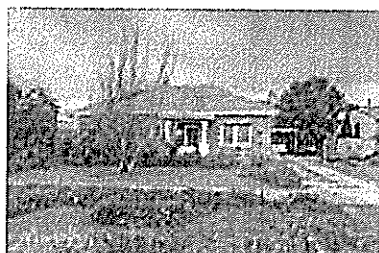
Indicative Selling Price

\$360,000

Median House Price

Year ending December 2019: \$279,250

Comparable Properties



256 Holdsworth Rd NORTH BENDIGO 3550 (VG)



Price: \$350,000

Method: Sale

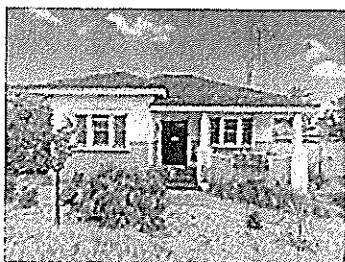
Date: 30/09/2019

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Similar style of property. Holdsworth Road is better internally but does not have the subdivision potential



52 Panton St GOLDEN SQUARE 3555 (REI/VG)



Price: \$340,000

Method: Private Sale

Date: 30/09/2019

Rooms: 5

Property Type: House

Land Size: 502 sqm approx

Agent Comments

Panton Street is a similar era to Thomas Street. Is better internally but does not have the subdivision potential that Thomas Street has.

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



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.