Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and	Lot 1 Button Street, Bendigo Vic 3550		
postcode			

Indicative selling price

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

Single price \$395,000

Median sale price

Median price	\$242,500	Pro	perty Type	Vacant land	non-	Suburb	Bendigo
Period - From	01/02/2021	to	31/01/2022	So	ource	REIV	pile nCl

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	Edwards Rd KENNINGTON 3550	\$385,000	12/08/2021	
2	35 Cousins St STRATHDALE 3550	\$380,000	02/11/2021	
3	3/18A Elwood Dr STRATHDALE 3550	\$380,000	11/10/2021	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/02/2022 11:13
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Leonie Butler CEA (F 0417 521 leonie@dck.com

Property Type: Building Allotment Land Size: 530 sqm approx

Agent Comments

Indicative Selling \$39

Median Land

01/02/2021 - 31/01/2022: \$242

Comparable Properties

Edwards Rd KENNINGTON 3550 (VG)





Agent Comments a size reliability

Price: \$385,000 Method: Sale Date: 12/08/2021 Property Type: Land

Land Size: 618 sqm approx

35 Cousins St STRATHDALE 3550 (VG)

Agent Comments





Price: \$380,000 Method: Sale Date: 02/11/2021 Property Type: Land Land Size: 564 sqm approx

3/18A Elwood Dr STRATHDALE 3550 (REI/VG) Agent Comments

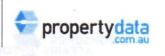
Price: \$380,000 Method: Private Sale

Date: 11/10/2021 Property Type: Land

Land Size: 519 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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