Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	10 Waterloo Street, Bendigo Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$699,000	&	\$739,000

Median sale price

Median price	\$675,000	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	56 Mundy St BENDIGO 3550	\$750,000	04/11/2021
2	33 Myrtle St BENDIGO 3550	\$720,000	06/10/2021
3	140 Queen St BENDIGO 3550	\$705,000	18/12/2021

OR

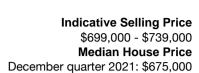
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	14/02/2022 10:27





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Agent Comments

Comparable Properties



56 Mundy St BENDIGO 3550 (REI)

Price: \$750,000 Method: Private Sale Date: 04/11/2021 Property Type: House Land Size: 516 sqm approx **Agent Comments**



33 Myrtle St BENDIGO 3550 (REI/VG)

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Price: \$720,000 Method: Private Sale Date: 06/10/2021 Property Type: House

Land Size: 322 sqm approx

Agent Comments



140 Queen St BENDIGO 3550 (REI)

Price: \$705.000 Method: Auction Sale Date: 18/12/2021

Property Type: House (Res) Land Size: 575 sqm approx

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



