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			
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range between \$545,000 & \$595,000			
Median sale price			
Median price \$510,000 Property Type House Subt	urb Quarry Hill		
Period - From 01/10/2020 to 30/09/2021 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.			
Address of comparable property	Price	Date of sale	
1 155 Mitchell St BENDIGO 3550	\$590,000	28/09/2021	
2 135 Mitchell St BENDIGO 3550	\$565,000	12/10/2020	
3 146 Williamson St BENDIGO 3550	\$550,000	29/06/2020	
OR			

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:	05/11/2021 11:30
	00/11/2021 11.00



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Property Type: House - Terrace Land Size: 354 sqm approx

Agent Comments

Indicative Selling Price \$545,000 - \$595,000 Median House Price Year ending September 2021: \$510,000

Comparable Properties



155 Mitchell St BENDIGO 3550 (REI/VG)





Agent Comments

Mitchell Street is a main road - not as quiet

Price: \$590,000 Method: Private Sale Date: 28/09/2021 Property Type: House Land Size: 489 sqm approx



135 Mitchell St BENDIGO 3550 (REI/VG)





Agent Comments Busy road, corner block

Price: \$565.000 Method: Private Sale Date: 12/10/2020 Property Type: House Land Size: 460 sqm approx



146 Williamson St BENDIGO 3550 (REI/VG)





Agent Comments Busy road

Price: \$550,000 Method: Private Sale Date: 29/06/2020

Rooms: 5

Property Type: House Land Size: 627 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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