Dungey Carter Ketterer
REAL ESTATE AGENTS
Leonie Butler CEA (REIV)
(03) 5440 5025
0417 521 661
leonie@dck.com.au

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 andpostcode	138 Arnold Street, Bendigo Vic 3550

Indicative selling price

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

Single price	$550,000

Median sale price

Median price	$377,500	House	X	~~Unit~~		Suburb or locality	Bendigo
Period - From	01/04/2017	to	30/06/2017			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	269 Barnard St BENDIGO 3550	$540,000	16/05/2017
2	2 Frederick St BENDIGO 3550	$500,000	03/02/2017
3	140 Arnold St NORTH BENDIGO 3550	$440,000	10/12/2016

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.~~

REIV propertydata.com.au

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.

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3 1 1

Rooms:
Property Type: House

Agent Comments

Indicative Selling Price
$550,000
Median House Price
June quarter 2017: $377,500

Comparable Properties

269 Barnard St BENDIGO 3550 (VG)

4 - -

Price: $540,000
Method: Sale
Date: 16/05/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 651 sqm approx

Agent Comments

2 Frederick St BENDIGO 3550 (VG)

2 - -

Price: $500,000
Method: Sale
Date: 03/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

140 Arnold St NORTH BENDIGO 3550 (REI/VG)

3 1 -

Price: $440,000
Method: Auction Sale
Date: 10/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments

This property adjoins the subject property. The home has no value at all - land value only. The subject property has better street exposure.

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