

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

44 Sparrowhawk Road, Long Gully VIC 3550

Indicative selling price

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

Single Price \$289,000

Median sale price

Median Price \$250,000

House



Suburb
or locality

Long Gully

Period - From Feb 2017

to

Aug 2017

Source

Pricefinder

Comparable Property Sales

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	6 Sparrowhawk Rd, Long Gully VIC 3550	\$242,000	02/10/2016
2	12B Inglis St, West Bendigo VIC 3550	\$255,000	10/08/2016
3	37 Union St, Bendigo VIC 3550	\$380,000	14/09/2016