

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



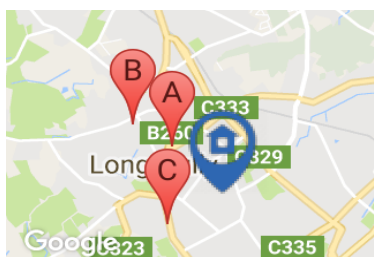
5 BLACK STREET, LONG GULLY, VIC 3550  3  2  2

Indicative Selling Price

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

\$300,000 to \$330,000

SUBURB MEDIAN



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$250,000

01 October 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



218 EAGLEHAWK RD, LONG GULLY, VIC 3550  3  1  3

Sale Price

\$250,000

Sale Date: 23/03/2017

Distance from Property: 967m



20 WALLAN ST, LONG GULLY, VIC 3550  3  1  2

Sale Price

***\$285,000**

Sale Date: 12/01/2017

Distance from Property: 1.6km



119 EAGLEHAWK RD, LONG GULLY, VIC 3550  3  1  1

Sale Price

\$283,500

Sale Date: 20/12/2016

Distance from Property: 863m



This report has been compiled on 30/05/2017 by Webster Real Estate Bendigo Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 BLACK STREET, LONG GULLY, VIC 3550

Indicative selling price

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

Single Price / Range

\$300,000 to \$330,000

Median sale price

Median price

\$250,000

House

Unit

Suburb

LONG GULLY

Period

01 October 2016 to 31 March 2017

Source

pricfinder

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
218 EAGLEHAWK RD, LONG GULLY, VIC 3550	\$250,000	23/03/2017
20 WALLAN ST, LONG GULLY, VIC 3550	*\$285,000	12/01/2017
119 EAGLEHAWK RD, LONG GULLY, VIC 3550	\$283,500	20/12/2016