





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 1/29 GREEN STREET, LONG GULLY, VIC







**Indicative Selling Price** 

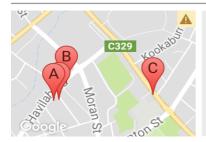
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$245,000 to \$265,000

Provided by: Wallace Cairns, Professionals Bendigo

### **MEDIAN SALE PRICE**



## LONG GULLY, VIC, 3550

**Suburb Median Sale Price (House)** 

\$268,500

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

### **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.



4/29 GREEN ST, LONG GULLY, VIC 3550







**Sale Price** 

\$233,000

Sale Date: 03/10/2017

Distance from Property: 35m





1/46 HAVILAH RD, LONG GULLY, VIC 3550







Sale Price

\$228,500

Sale Date: 08/12/2016

Distance from Property: 129m





3/19 HOLMES RD, LONG GULLY, VIC 3550







**Sale Price** 

\$262,500

Sale Date: 07/08/2017

Distance from Property: 625m



# 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	1/29 GREEN STREET, LONG GULLY, VIC 3550
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## Indicative selling price

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

Price Range: \$245,000 to \$265,000

### Median sale price

Median price	\$268,500	House	Χ	Unit	Suburb	LONG GULLY
Period	01 October 2016 to 30 September 2017		Source	p	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
4/29 GREEN ST, LONG GULLY, VIC 3550	\$233,000	03/10/2017
1/46 HAVILAH RD, LONG GULLY, VIC 3550	\$228,500	08/12/2016
3/19 HOLMES RD, LONG GULLY, VIC 3550	\$262,500	07/08/2017