

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 HENKEL STREET, LONG GULLY, VIC

 3  1  2

Indicative Selling Price

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

Single Price: \$299,000

Provided by: Rick Bishop, Tony Harrington Estate Agents

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$261,500

01 July 2017 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.



55 GILL AVE, CALIFORNIA GULLY, VIC 3556

 3  1  2

Sale Price

***\$290,000**

Sale Date: 23/10/2017

Distance from Property: 1.2km



61 NELSON ST, CALIFORNIA GULLY, VIC 3556

 3  1  2

Sale Price

***\$275,000**

Sale Date: 09/10/2017

Distance from Property: 1.1km



36 BRAZIER ST, EAGLEHAWK, VIC 3556

 3  1  2

Sale Price

\$285,000

Sale Date: 17/07/2017

Distance from Property: 1.7km



This report has been compiled on 30/10/2017 by Tony Harrington Estate Agents. 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

7 HENKEL STREET, LONG GULLY, VIC 3550

Indicative selling price

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

Single Price:

\$299,000

Median sale price

Median price

\$261,500

House

X

Unit


Suburb

LONG GULLY

Period

01 July 2017 to 30 September 2017

Source



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
55 GILL AVE, CALIFORNIA GULLY, VIC 3556	*\$290,000	23/10/2017
61 NELSON ST, CALIFORNIA GULLY, VIC 3556	*\$275,000	09/10/2017
36 BRAZIER ST, EAGLEHAWK, VIC 3556	\$285,000	17/07/2017