

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 HENKEL STREET, LONG GULLY, VIC







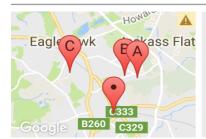
Indicative Selling Price

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







Sale Price

*\$290,000

Sale Date: 23/10/2017

Distance from Property: 1.2km





61 NELSON ST, CALIFORNIA GULLY, VIC 3556 🕮 3







Sale Price

*\$275,000

Sale Date: 09/10/2017

Distance from Property: 1.1km





36 BRAZIER ST, EAGLEHAWK, VIC 3556







Sale Price

\$285.000

Sale Date: 17/07/2017

Distance from Property: 1.7km



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	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
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