

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3/18 Comet Street, Long Gully Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$405,000

### Median sale price

Median price

\$N/A

Property type

Townhouse

Suburb

Long Gully

Period - From

to

Source

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

### Comparable property sales

- a. 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. 5/11 Semmens Street, Long Gully	\$425,000	11.07.2022
2. 1/12 Wortha Street, Bendigo	\$400,000	28.09.2023
3. 9/20 O'Neill Street, North Bendigo	\$390,000	23.08.2023

This Statement of Information was prepared on: 18.10.2023

