

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 and
postcode

2/12 Sparrowhawk Road Long Gully VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$303,500

Property type

Unit

Suburb

Long Gully

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

60 Havilah Road Long Gully VIC 3550	\$427,500	25-Aug-21
1 Rae Street Ironbark VIC 3550	\$391,500	16-Jul-21
18 Victoria Street Ironbark VIC 3550	\$406,000	15-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 December 2021



60 Havilah Road Long Gully VIC 3550

 2  1  1

Sold Price

\$427,500

Sold Date

25-Aug-21

Distance

1.53km



1 Rae Street Ironbark VIC 3550

 2  1  -

Sold Price

\$391,500

Sold Date

16-Jul-21

Distance

1.04km



18 Victoria Street Ironbark VIC 3550

 2  1  1

Sold Price

\$406,000

Sold Date

15-Jan-21

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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