

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

19 Thompson Street, Long Gully Vic 3550

Indicative selling price

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

Single price \$370,000

Median sale price

Median price \$298,750

Property Type House

Suburb Long Gully

Period - From 16/03/2020

to 15/03/2021

Source REIV

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
1	55 Sailors Gully Rd EAGLEHAWK 3556	\$376,600	15/01/2021
2	45 Strickland Rd EAST BENDIGO 3550	\$362,500	16/07/2020
3	10 Lester St EAGLEHAWK 3556	\$340,000	10/03/2021

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:

16/03/2021 17:05

19 Thompson Street, Long Gully Vic 3550



Marc Cox CAR (REIV)
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2 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 935 sqm approx
Agent Comments

Indicative Selling Price
\$370,000

Median House Price
16/03/2020 - 15/03/2021: \$298,750

Comparable Properties

55 Sailors Gully Rd EAGLEHAWK 3556 (VG)

Agent Comments

2 - -

Price: \$376,600
Method: Sale
Date: 15/01/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1043 sqm approx



45 Strickland Rd EAST BENDIGO 3550 (VG)

Agent Comments

2 - -

Price: \$362,500
Method: Sale
Date: 16/07/2020
Property Type: House (Res)
Land Size: 1620 sqm approx



10 Lester St EAGLEHAWK 3556 (REI)

Agent Comments

2 1 4

Price: \$340,000
Method: Private Sale
Date: 10/03/2021
Property Type: House
Land Size: 1626 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.