Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb or locality and postcode	

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	Pro	perty 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

	areas or comparable property	1 1100	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.

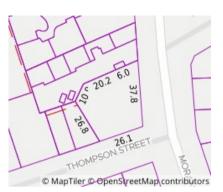
This Statement of Information was prepared on:	16/03/2021 17:05



Date of sale



Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au



1 A 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)

2

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Price: \$376,600 Method: Sale Date: 15/01/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 1043 sqm approx

Agent Comments



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Price: \$362,500 Method: Sale Date: 16/07/2020

Property Type: House (Res)
Land Size: 1620 sqm approx

Agent Comments



10 Lester St EAGLEHAWK 3556 (REI)

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

Account - Dungey Carter Ketterer | P: 03 5440 5000



