

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Hercules 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)

Range Between

\$150,000 & \$160,000

Median sale price

Median Price

\$250,000

House

☒

Suburb  
or locality

Long Gully

Period - From

Jan 2017

to

Sep 2017

Source

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
1 12 Derwent Dr, Long Gully VIC 3550	\$175,000	15/04/2016
2 28 Wood St, Long Gully VIC 3550	\$165,000	14/01/2017
3 1 Bright St, Eaglehawk VIC 3556	\$153,000	10/12/2016