

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

47 HOLMES 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

House

Suburb

Long Gully

Period-from

01 Jan 2022

to

31 Dec 2022

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

44 JACKSON STREET LONG GULLY VIC 3550	\$350,000	23-Jun-22
37 PROUSES ROAD NORTH BENDIGO VIC 3550	\$390,000	11-Apr-22
3 STANFIELD STREET LONG GULLY VIC 3550	\$395,000	25-Mar-22

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: 13 January 2023



44 JACKSON STREET LONG GULLY Sold Price **\$350,000** Sold Date **23-Jun-22**
VIC 3550

 3  1  2

Distance **1.2km**



37 PROUSES ROAD NORTH Sold Price **\$390,000** Sold Date **11-Apr-22**
BENDIGO VIC 3550

 3  1  4

Distance **0.57km**



3 STANFIELD STREET LONG Sold Price **\$395,000** Sold Date **25-Mar-22**
GULLY VIC 3550

 3  1  1

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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