

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Bray Street, Long Gully Vic 3550
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Indicative selling price

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

Range between	\$325,000	&	\$355,000
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Median sale price

Median price	\$230,000	House	X	Unit		Suburb	Long Gully
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 51 Honeysuckle St BENDIGO 3550	\$355,000	16/03/2017
2 28 Buckley St BENDIGO 3550	\$350,000	24/08/2016
3 36 Lilac St IRONBARK 3550	\$347,500	30/03/2016

OR

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

22 Bray Street, Long Gully Vic 3550



Kaye Lazenby CAR (REIV)
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Indicative Selling Price

\$325,000 - \$355,000

Median House Price

Year ending June 2017: \$230,000



Rooms:

Property Type: Aged Care
Residential N.E.C.

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



51 Honeysuckle St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$355,000

Method: Sale by Tender

Date: 16/03/2017

Rooms: 6

Property Type: House

Land Size: 842 sqm approx



28 Buckley St BENDIGO 3550 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 24/08/2016

Rooms: -

Property Type: House (Res)

Land Size: 581 sqm approx



36 Lilac St IRONBARK 3550 (REI/VG)

Agent Comments



Price: \$347,500

Method: Private Sale

Date: 30/03/2016

Rooms: 4

Property Type: House

Land Size: 428 sqm approx