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Statement of Information

99 HOLMES ROAD, LONG GULLY, VIC 3550

Prepared by Di Long, Tweed Sutherland First National Real Estate



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Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



99 HOLMES ROAD, LONG GULLY, VIC

4 - -

Indicative Selling Price

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

Price Range:

\$195,000 to \$210,000

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$266,250

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



50 SAILORS GULLY RD, EAGLEHAWK, VIC 3556

3 1 1

Sale Price

\$230,000

Sale Date: 22/03/2018

Distance from Property: 3km



9 LAURIE CRT, CALIFORNIA GULLY, VIC 3556

3 1 2

Sale Price

\$197,000

Sale Date: 21/03/2018

Distance from Property: 1.4km



21 SHERRARD CRT, NORTH BENDIGO, VIC

3 1 2

Sale Price

\$213,000

Sale Date: 02/03/2018

Distance from Property: 799m



This report has been compiled on 23/05/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

99 HOLMES ROAD, LONG GULLY, VIC 3550

Indicative selling price

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

Price Range:

\$195,000 to \$210,000

Median sale price

Median price

\$266,250

House

X

Unit


Suburb

LONG GULLY

Period

01 April 2017 to 31 March 2018

Source



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
50 SAILORS GULLY RD, EAGLEHAWK, VIC 3556	\$230,000	22/03/2018
9 LAURIE CRT, CALIFORNIA GULLY, VIC 3556	\$197,000	21/03/2018
21 SHERRARD CRT, NORTH BENDIGO, VIC 3550	\$213,000	02/03/2018