

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 PETERS STREET, LONG GULLY, VIC**

 3  2  2

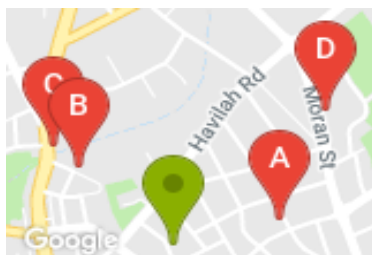
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$275,000 to \$290,000**

Provided by: Jenny Donaldson , Professionals Bendigo

## MEDIAN SALE PRICE



**LONG GULLY, VIC, 3550**

**Suburb Median Sale Price (House)**

**\$268,000**

01 July 2017 to 30 June 2018

Provided by: 

## 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.



**5 BLACK ST, LONG GULLY, VIC 3550**

 3  2  2

**Sale Price**

**\*\*\$280,000**

Sale Date: 17/07/2018

Distance from Property: 361m



**12 WILLIAM ST, LONG GULLY, VIC 3550**

 3  1  2

**Sale Price**

**\$277,000**

Sale Date: 05/05/2018

Distance from Property: 421m



**188 EAGLEHAWK RD, LONG GULLY, VIC 3550**

 3  1  3

**Sale Price**

**\*\$255,000**

Sale Date: 11/04/2018

Distance from Property: 534m



This report has been compiled on 01/08/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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50 MORAN ST, LONG GULLY, VIC 3550

 3  1  2

Sale Price

**\$266,500**

Sale Date: 20/06/2018

Distance from Property: 704m



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

2 PETERS STREET, LONG GULLY, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$275,000 to \$290,000

Median sale price

Median price

\$268,000

House

X

Unit


Suburb

LONG GULLY

Period

01 July 2017 to 30 June 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
5 BLACK ST, LONG GULLY, VIC 3550	**\$280,000	17/07/2018
12 WILLIAM ST, LONG GULLY, VIC 3550	\$277,000	05/05/2018
188 EAGLEHAWK RD, LONG GULLY, VIC 3550	*\$255,000	11/04/2018
50 MORAN ST, LONG GULLY, VIC 3550	\$266,500	20/06/2018