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# **Statement of Information**

1 DALY STREET, LONG GULLY, VIC 3550

Prepared by Bronwyn Williams-Harris, Phone: 0439333010



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**MEDIAN SALE PRICE** 



## LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$447,500

01 January 2024 to 31 December 2024

Provided by: pricefinder

### **COMPARABLE PROPERTIES**

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

86 VIOLET ST, BENDIGO, VIC 3550	<b>– 3</b>	1	<b>5</b> 4
<b>Sale Price</b> <b>\$720,000</b> Sale Date: 25/04/2024			
Distance fr	om Prope	rty: 2.1km	ы <b>А</b>
29 PATERSON ST, QUARRY HILL, VIC 3550	<u> </u>	1	<b>3</b>
Sale Price \$735,000			

Sale Date: 20/02/2024

Distance from Property: 4.7km

This report has been compiled on 04/02/2025 by Tweed Sutherland First National. Property Data Solutions Pty Ltd 2025 - 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

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for sale

Address Including suburb and postcode

1 DALY STREET, LONG GULLY, VIC 3550

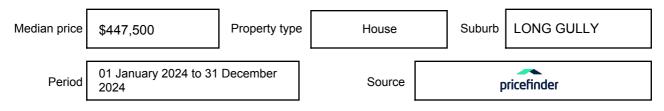
#### Indicative selling price

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

Price Range:

\$720,000 to \$740,000

#### Median sale price



#### **Comparable property sales**

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale	
86 VIOLET ST, BENDIGO, VIC 3550	\$720,000	25/04/2024	
29 PATERSON ST, QUARRY HILL, VIC 3550	\$735,000	20/02/2024	

This Statement of Information was prepared on: 0

04/02/2025

