

STATEMENT OF INFORMATION

3/34 CUNNEEN STREET, LONG GULLY, VIC 3550

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/34 CUNNEEN STREET, LONG GULLY,

 3  2  1

Indicative Selling Price

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

Price Range: \$249,000 to \$265,000

Provided by: Jenny Donaldson , Professionals Bendigo

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (Unit)

\$250,000

01 April 2017 to 31 March 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.



3/9 SAUNDERS ST, WEST BENDIGO, VIC 3550

 3  1  1

Sale Price

\$273,000

Sale Date: 26/05/2017

Distance from Property: 1.6km



1/68 WOOD ST, CALIFORNIA GULLY, VIC 3556

 2  1  1

Sale Price

\$245,000

Sale Date: 11/09/2017

Distance from Property: 1.4km



5 MICHELSEN ST, NORTH BENDIGO, VIC 3550

 3  1  1

Sale Price

***\$266,000**

Sale Date: 18/05/2018

Distance from Property: 2.1km



This report has been compiled on 28/05/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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9/116 HOLDSWORTH RD, NORTH BENDIGO,

 3  1  1

Sale Price

\$263,000

Sale Date: 11/01/2018

Distance from Property: 1.9km



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

3/34 CUNNEEN STREET, LONG GULLY, VIC 3550

Indicative selling price

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

Price Range:

\$249,000 to \$265,000

Median sale price

Median price

\$250,000

House

Unit

X


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
3/9 SAUNDERS ST, WEST BENDIGO, VIC 3550	\$273,000	26/05/2017
1/68 WOOD ST, CALIFORNIA GULLY, VIC 3556	\$245,000	11/09/2017
5 MICHELSEN ST, NORTH BENDIGO, VIC 3550	*\$266,000	18/05/2018
9/116 HOLDSWORTH RD, NORTH BENDIGO, VIC 3550	\$263,000	11/01/2018