

# STATEMENT OF INFORMATION

3/34 CUNNEEN STREET, LONG GULLY, VIC 3550 PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO

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## **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980

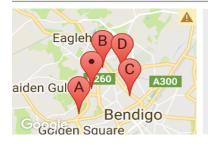


Price Range: \$249,000 to \$265,000

Provided by: Jenny Donaldson, Professionals Bendigo

Provided by: pricefinder

## **MEDIAN SALE PRICE**



# **COMPARABLE PROPERTIES**

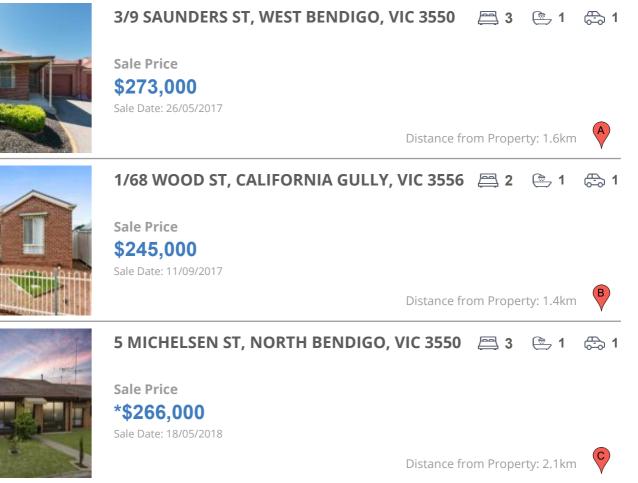
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

LONG GULLY, VIC, 3550

**Suburb Median Sale Price (Unit)** 

01 April 2017 to 31 March 2018

\$250,000



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



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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 3/34 CUNNEEN STREET, LONG GULLY, VIC 3550

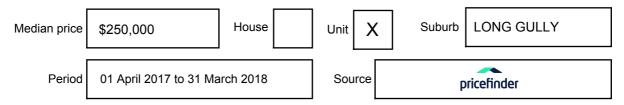
### Indicative selling price

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

Price Range:

\$249,000 to \$265,000

#### Median sale price



### **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