

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



86 ALBERT STREET, LONG GULLY, VIC

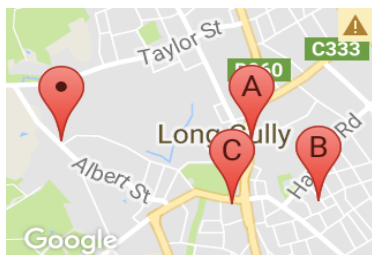
 3  1  1

Indicative Selling Price

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

Single Price: \$279,000

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$267,500

01 January 2018 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.



196 EAGLEHAWK RD, LONG GULLY, VIC 3550

 3  1  1

Sale Price

\$295,000

Sale Date: 18/01/2018

Distance from Property: 1.3km



7 BOLT ST, LONG GULLY, VIC 3550

 3  1  1

Sale Price

****\$252,500**

Sale Date: 14/06/2017

Distance from Property: 1.8km



17 CREETH ST, LONG GULLY, VIC 3550

 3  1  4

Sale Price

\$336,000

Sale Date: 31/03/2017

Distance from Property: 1.2km



This report has been compiled on 05/04/2018 by Tony Harrington Estate Agents. 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

86 ALBERT STREET, LONG GULLY, VIC 3550

Indicative selling price

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

Single Price:

\$279,000

Median sale price

Median price

\$267,500

House

X

Unit


Suburb

LONG GULLY

Period

01 January 2018 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
196 EAGLEHAWK RD, LONG GULLY, VIC 3550	\$295,000	18/01/2018
7 BOLT ST, LONG GULLY, VIC 3550	**\$252,500	14/06/2017
17 CREETH ST, LONG GULLY, VIC 3550	\$336,000	31/03/2017