

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

125 HOLMES ROAD LONG GULLY VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$445,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales (*Delete A or B below as applicable)

A* 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

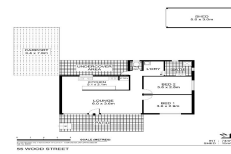
Date of sale

55 WOOD STREET CALIFORNIA GULLY VIC 3556	\$285,000	01-Sep-20
24 GREEN STREET CALIFORNIA GULLY VIC 3556	\$300,000	02-Sep-20
241 EAGLEHAWK ROAD LONG GULLY VIC 3550	\$310,000	29-Jul-20

OR

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

This Statement of Information was prepared on: 16 February 2022



**55 WOOD STREET CALIFORNIA
GULLY VIC 3556**

Bed 0 Bath 1 Car 1

Sold Price **\$285,000** Sold Date **01-Sep-20**

Distance -



**24 GREEN STREET CALIFORNIA
GULLY VIC 3556**

Bed 3 Bath 1 Car 2

Sold Price **\$300,000** Sold Date **02-Sep-20**

Distance -



**241 EAGLEHAWK ROAD LONG
GULLY VIC 3550**

Bed 3 Bath 1 Car 3

Sold Price **\$310,000** Sold Date **29-Jul-20**

Distance -



**39 SANDHURST ROAD
CALIFORNIA GULLY VIC 3556**

Bed 2 Bath 1 Car 1

Sold Price **\$249,000** Sold Date **28-Aug-20**

Distance -



**110A HOLDSWORTH ROAD NORTH
BENDIGO VIC 3550**

Bed 3 Bath 1 Car 1

Sold Price **\$338,000** Sold Date **06-Nov-20**

Distance -



**15 WEATHERALL STREET
CALIFORNIA GULLY VIC 3556**

Bed 2 Bath 1 Car 2

Sold Price **\$310,000** Sold Date **28-Jul-20**

Distance -

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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**14 WEATHERALL STREET
CALIFORNIA GULLY VIC 3556**

3 1 1

Sold Price **\$320,000** Sold Date **01-Dec-20**

Distance -



**18 HENKEL STREET LONG GULLY
VIC 3550**

3 1 2

Sold Price ^{RS} **\$515,000** Sold Date **14-Feb-22**

Distance **0.05km**



**70 SANDHURST ROAD
CALIFORNIA GULLY VIC 3556**

3 1 1

Sold Price **\$415,000** Sold Date **12-Oct-21**

Distance **0.15km**



**5 WEATHERALL STREET
CALIFORNIA GULLY VIC 3556**

3 1 2

Sold Price **\$520,000** Sold Date **01-Sep-21**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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