



# STATEMENT OF INFORMATION

4/107 HOLMES ROAD, LONG GULLY, VIC 3550 PREPARED BY YVETTE HOMEWOOD, DCK REAL ESTATE





# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 4/107 HOLMES ROAD, LONG GULLY, VIC 🕮 2 🕒 1 🚓 1







**Indicative Selling Price** 

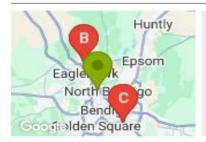
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$318,000

Provided by: Yvette Homewood, DCK Real Estate

## **MEDIAN SALE PRICE**



# LONG GULLY, VIC, 3550

**Suburb Median Sale Price (Unit)** 

\$393,750

01 January 2024 to 31 December 2024

Provided by: **pricefinder** 

# **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 agents representative considers to be most comparable to the property for sale.



5/26 TOWNSEND ST, FLORA HILL, VIC 3550







Sale Price

\$315,000

Sale Date: 10/04/2024

Distance from Property: 4.6km





2/50 HODGSON ST, EAGLEHAWK, VIC 3556







Sale Price

\$320,000

Sale Date: 03/10/2024

Distance from Property: 3.5km





5/21A NISH ST, FLORA HILL, VIC 3550







**Sale Price** 

\$329,000

Sale Date: 31/10/2024

Distance from Property: 4.6km



# 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.

Address Including suburb and postcode 4,	4/107 HOLMES ROAD, LONG GULLY, VIC 3550
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#### Indicative selling price

For the meaning of this price see of	consumer.vic.gov.au/underquoting
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Single Price:	\$318,000
Single Price:	\$318,000

## Median sale price

Median price	\$393,750	Property type	Unit	Suburb	LONG GULLY
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

#### 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/26 TOWNSEND ST, FLORA HILL, VIC 3550	\$315,000	10/04/2024
2/50 HODGSON ST, EAGLEHAWK, VIC 3556	\$320,000	03/10/2024
5/21A NISH ST, FLORA HILL, VIC 3550	\$329,000	31/10/2024

This Statement of Information was prepared on:

16/01/2025

