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Statement of Information

18 BLACK STREET, LONG GULLY, VIC 3550

Prepared by Property Consultant, Office Phone: 03 5440 9500



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REAL ESTATE

Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 BLACK STREET, LONG GULLY, VIC

3 2 2

Indicative Selling Price

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

Price Range: \$395,000 to \$415,000

Provided by: Kim Polglase, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

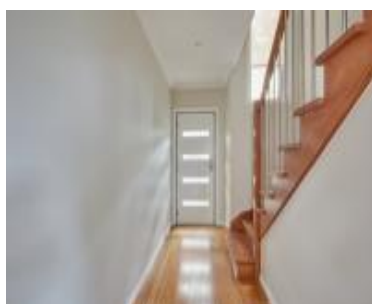
\$262,500

01 April 2017 to 31 March 2018

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 agent's representative considers to be most comparable to the property for sale.



28 BAYNE ST, BENDIGO, VIC 3550

3 2 2

Sale Price

***\$405,000**

Sale Date: 07/12/2017

Distance from Property: 1.8km



212 DON ST, IRONBARK, VIC 3550

3 1 2

Sale Price

\$435,000

Sale Date: 21/11/2017

Distance from Property: 1.5km



4/9 NORFOLK ST, NORTH BENDIGO, VIC 3550

3 2 2

Sale Price

\$400,000

Sale Date: 06/11/2017

Distance from Property: 1km



This report has been compiled on 18/04/2018 by Tweed Sutherland First National Real Estate. 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

18 BLACK STREET, LONG GULLY, VIC 3550

Indicative selling price

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

Price Range:

\$395,000 to \$415,000

Median sale price

Median price

\$262,500

House

X

Unit

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
28 BAYNE ST, BENDIGO, VIC 3550	*\$405,000	07/12/2017
212 DON ST, IRONBARK, VIC 3550	\$435,000	21/11/2017
4/9 NORFOLK ST, NORTH BENDIGO, VIC 3550	\$400,000	06/11/2017