![Professionals logo]

STATEMENT OF INFORMATION

23 ARMS STREET, LONG GULLY VIC 3550

PREPARED BY JENNY DONALDSON PROFESSIONALS BENDIGO

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

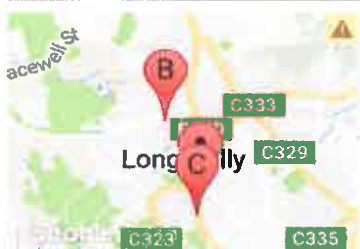### 23 ARMS STREET, LONG GULLY, VIC 3550 🛏 2   🛁 1   🚗 -

Indicative Selling Price

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

Price Range: **$290,000 to $310,000**

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE

LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

$252,500

01 July 2016 to 30 June 2017

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.

25 ARMS ST, LONG GULLY, VIC 3550   🛏 3   🛁 1   🚗 2

Sale Price
$280,000
Sale Date: 14/02/2017

Distance from Property: 19m (A)

20 WALLAN ST, LONG GULLY, VIC 3550   🛏 3   🛁 1   🚗 2

Sale Price
$285,000
Sale Date: 19/01/2017

Distance from Property: 1.2km (B)

119 EAGLEHAWK RD, LONG GULLY, VIC 3550   🛏 3   🛁 1   🚗 1

Sale Price
$283,500
Sale Date: 20/12/2016

Distance from Property: 237m (C)

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	23 ARMS STREET, LONG GULLY, VIC 3550

Indicative selling price

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

Price Range:	$290,000 to $310,000

Median sale price

Median price	$252,500	House	X	Unit		Suburb	LONG GULLY
Period	01 July 2016 to 30 June 2017			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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
25 ARMS ST, LONG GULLY, VIC 3550	$280,000	14/02/2017
20 WALLAN ST, LONG GULLY, VIC 3550	$285,000	19/01/2017
119 EAGLEHAWK RD, LONG GULLY, VIC 3550	$283,500	20/12/2016

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