

## STATEMENT OF INFORMATION

23 ARMS STREET, LONG GULLY, VIC 3550

PREPARED BY JENNY DONALDSON, PROFESSIONALS AENDIGT



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 ARMS STREET, LONG GULLY, VIC 3550** 2 1 -

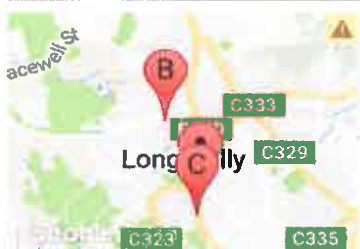
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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



**20 WALLAN ST, LONG GULLY, VIC 3550** 3 1 2

Sale Price

**\$285,000**

Sale Date: 19/01/2017

Distance from Property: 1.2km



**119 EAGLEHAWK RD, LONG GULLY, VIC 3550** 3 1 1

Sale Price

**\$283,500**

Sale Date: 20/12/2016

Distance from Property: 237m



This report has been compiled on 31/07/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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 23 ARMS STREET, LONG GULLY, VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$252,500 House ☒ Unit ☐ Suburb LONG GULLY  
Period 01 July 2016 to 30 June 2017 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
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