

# 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 or  
locality and postcode

33b Rose 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)

Range between \$285,000 & \$295,000

### Median sale price

Median price \$265,000 Property Type House Suburb Long Gully

Period - From 01/10/2018 to 30/09/2019 Source REIV

### 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
1	2/20 Oneill St NORTH BENDIGO 3550	\$310,000	14/10/2019
2	13b Reverie St LONG GULLY 3550	\$310,000	14/02/2019
3	1 Thompson St LONG GULLY 3550	\$299,000	01/11/2019

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:

11/12/2019 10:24



**Property Type:** House (Res)  
**Land Size:** 227 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$285,000 - \$295,000

**Median House Price**

Year ending September 2019: \$265,000

## Comparable Properties



**2/20 Oneill St NORTH BENDIGO 3550 (REI/VG)** **Agent Comments**



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 14/10/2019  
**Rooms:** 3  
**Property Type:** Townhouse (Single)

**13b Reverie St LONG GULLY 3550 (VG)**

**Agent Comments**



**Price:** \$310,000  
**Method:** Sale  
**Date:** 14/02/2019  
**Property Type:** House (Res)  
**Land Size:** 306 sqm approx



**1 Thompson St LONG GULLY 3550 (REI)**

**Agent Comments**



**Price:** \$299,000  
**Method:** Private Sale  
**Date:** 01/11/2019  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 233 sqm approx