

## 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 and  
postcode

3/269 Eaglehawk Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$280,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$302,000

Property type

Unit

Suburb

Long Gully

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

### 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

|   |           |           |
|---|-----------|-----------|
| 3/1 Esler Street California Gully VIC 3556    | \$258,000 | 27-Jun-21 |
| 20/116 Holdsworth Road North Bendigo VIC 3550 | \$295,000 | 26-Mar-21 |
| 2/5A Violet Street Eaglehawk VIC 3556         | \$302,000 | 22-Apr-21 |

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: 31 August 2021

**Real Estate**

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**3/1 Esler Street California Gully VIC 3556**

2 1 1

Sold Price

<sup>RS</sup> **\$258,000**

Sold Date

**27-Jun-21**

Distance

**0.47km****20/116 Holdsworth Road North Bendigo VIC 3550**

2 1 1

Sold Price

**\$295,000**

Sold Date

**26-Mar-21**

Distance

**1.19km****2/5A Violet Street Eaglehawk VIC 3556**

3 2 1

Sold Price

**\$302,000**

Sold Date

**22-Apr-21**

Distance

**1.75km****1/48 Happy Valley Road Ironbark VIC 3550**

2 1 1

Sold Price

**\$265,000**

Sold Date

**10-May-21**

Distance

**1.98km****2/11 Hayes Street Ironbark VIC 3550**

2 1 1

Sold Price

**\$281,500**

Sold Date

**01-Jul-21**

Distance

**2.09km****1/11 Hayes Street Ironbark VIC 3550**

2 1 1

Sold Price

Sold Date

**01-Jul-21**

Distance

**2.11km****RS** = Recent sale**UN** = Undisclosed Sale

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**3/12 Lobb Street North Bendigo  
VIC 3550**

2 1 1

Sold Price **\$260,000** Sold Date **08-Apr-21**

Distance **2.14km**



**2/9 Honeysuckle Street Eaglehawk  
VIC 3556**

2 1 1

Sold Price **\$300,000** Sold Date **07-Apr-21**

Distance **2.49km**



**3/334 Barnard Street Ironbark VIC  
3550**

2 1 1

Sold Price **\$279,000** Sold Date **20-Mar-21**

Distance **2.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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