

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

113 Eaglehawk Road, Long Gully Vic 3550

Indicative selling price

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

Range between

\$399,000

&

\$430,000

Median sale price

Median price

\$360,000

Property Type

House

Suburb

Long Gully

Period - From

03/11/2020

to

02/11/2021

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	108 Symonds St GOLDEN SQUARE 3555	\$461,200	22/07/2021
2	11 Nelson St CALIFORNIA GULLY 3556	\$425,000	01/11/2021
3	146 Neale St FLORA HILL 3550	\$420,000	22/10/2021

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:

03/11/2021 11:05



4 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$399,000 - \$430,000

Median House Price

03/11/2020 - 02/11/2021: \$360,000

Comparable Properties



108 Symonds St GOLDEN SQUARE 3555
(REI/VG)

Agent Comments

3 1 2

Price: \$461,200

Method: Private Sale

Date: 22/07/2021

Property Type: House

Land Size: 607 sqm approx



11 Nelson St CALIFORNIA GULLY 3556 (REI)

Agent Comments

3 1 2

Price: \$425,000

Method: Private Sale

Date: 01/11/2021

Property Type: House

Land Size: 571 sqm approx



146 Neale St FLORA HILL 3550 (REI)

Agent Comments

3 1 2

Price: \$420,000

Method: Private Sale

Date: 22/10/2021

Property Type: House

Account - Dungey Carter Ketterer | P: 03 5440 5000