

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

12 Knape Street, Long Gully Vic 3550

Indicative selling price

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

Range between \$475,000

&

\$495,000

Median sale price

Median price \$400,500

Property Type House

Suburb Long Gully

Period - From 01/10/2021

to

31/12/2021

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	88 Gill Av CALIFORNIA GULLY 3556	\$492,000	14/10/2021
2	30 Bannerman St BENDIGO 3550	\$489,000	06/09/2021
3	5 Duncan St LONG GULLY 3550	\$480,000	27/08/2021

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:

01/02/2022 11:07



Indicative Selling Price

\$475,000 - \$495,000

Median House Price

December quarter 2021: \$400,500

Rooms: 5

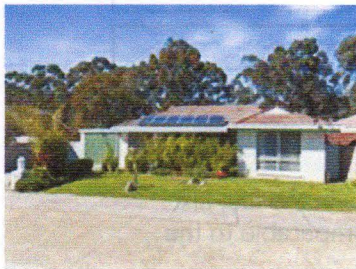
Property Type: House

Land Size: 435 approx sqm
approx

Agent Comments

Fantastic fully renovated 3 bedroom weatherboard with colourbond roof on an established low maintenance allotment.

Comparable Properties



88 Gill Av CALIFORNIA GULLY 3556 (RE/IVG)

Agent Comments



Price: \$492,000

Method: Private Sale

Date: 14/10/2021

Property Type: House

Land Size: 655 sqm approx



30 Bannerman St BENDIGO 3550 (VG)

Agent Comments



Price: \$489,000

Method: Sale

Date: 06/09/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 809 sqm approx



5 Duncan St LONG GULLY 3550 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 27/08/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 581 sqm approx