

Statement of Information

40 SPARROWHAWK ROAD, LONG GULLY, VIC 3550

Prepared by Kim Polglase, Phone: 0431340123



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 SPARROWHAWK ROAD, LONG GULLY, 🕮 3 🕒 - 😂 -







Indicative Selling Price

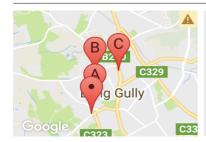
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$185,000 to \$200,000

Provided by: Kim Polglase, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$262,500

01 January 2017 to 31 December 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.



3 PASCOE ST, LONG GULLY, VIC 3550







Sale Price

\$195,000

Sale Date: 16/02/2016

Distance from Property: 381m





35 TAYLOR ST, LONG GULLY, VIC 3550









Sale Price

\$207,500

Sale Date: 31/03/2017

Distance from Property: 1.2km





255 EAGLEHAWK RD, LONG GULLY, VIC 3550 🕮 3









Sale Price

\$195.000

Sale Date: 24/03/2016

Distance from Property: 1.4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

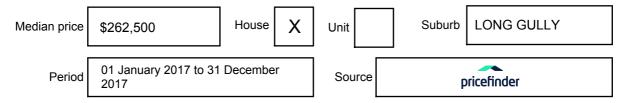
Address Including suburb and postcode	40 SPARROWHAWK ROAD, LONG GULLY, VIC 3550
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Indicative selling price

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

Price Range: \$185,000 to \$200,000

Median sale price



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
3 PASCOE ST, LONG GULLY, VIC 3550	\$195,000	16/02/2016
35 TAYLOR ST, LONG GULLY, VIC 3550	\$207,500	31/03/2017
255 EAGLEHAWK RD, LONG GULLY, VIC 3550	\$195,000	24/03/2016