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REAL ESTATE

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# Statement of Information

40 SPARROWHAWK ROAD, LONG GULLY, VIC 3550

Prepared by Kim Polglase, Phone: 0431340123



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| Tweed Sutherland

## 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](http://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**

3 1 1

Sale Price

**\$195,000**

Sale Date: 16/02/2016

Distance from Property: 381m



**35 TAYLOR ST, LONG GULLY, VIC 3550**

3 1 2

Sale Price

**\$207,500**

Sale Date: 31/03/2017

Distance from Property: 1.2km



**255 EAGLEHAWK RD, LONG GULLY, VIC 3550**

3 1 1

Sale Price

**\$195,000**

Sale Date: 24/03/2016

Distance from Property: 1.4km



This report has been compiled on 14/02/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$185,000 to \$200,000

Median sale price

Median price

\$262,500

House

X

Unit


Suburb

LONG GULLY

Period

01 January 2017 to 31 December 2017

Source



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