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	161 Eaglehawk Road, Long Gully Vic 3550

Indicative selling price

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

Single price $279,000

Median sale price

Median price $290,500 Property Type House Suburb Long Gully

Period - From 01/01/2020 to 31/12/2020 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	29 Eaglehawk Rd IRONBARK 3550	$285,000	14/10/2019
2	283a Eaglehawk Rd CALIFORNIA GULLY 3556	$276,000	12/06/2020
3	37 Moran St LONG GULLY 3550	$263,000	31/08/2020

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: 15/03/2021 14:43

161 Eaglehawk Road, Long Gully Vic 3550

Dungey Carter Ketterer
REAL ESTATE AGENTS
Marc Cox CAR (REIV)
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2 1 1

Property Type: House
Land Size: 370 sqm approx

Agent Comments

Indicative Selling Price
$279,000
Median House Price
Year ending December 2020: $290,500

Comparable Properties



29 Eaglehawk Rd IRONBARK 3550 (VG)

2 - -

Price: $285,000
Method: Sale
Date: 14/10/2019
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments



283a Eaglehawk Rd CALIFORNIA GULLY 3556 (REI/VG)

2 1 1

Price: $276,000
Method: Private Sale
Date: 12/06/2020
Rooms: 3
Property Type: House
Land Size: 387 sqm approx

Agent Comments



37 Moran St LONG GULLY 3550 (REI/VG)

2 1 1

Price: $263,000
Method: Private Sale
Date: 31/08/2020
Rooms: 3
Property Type: House
Land Size: 541 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.