

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

70 Holdsworth Road, Long Gully Vic 3550

Indicative selling price

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

Range between

\$345,000

&

\$375,000

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	110a Holdsworth Rd NORTH BENDIGO 3550	\$338,000	27/11/2020
2	56 Holdsworth Rd LONG GULLY 3550	\$320,000	27/03/2020
3	3 Holdsworth Rd LONG GULLY 3550	\$315,000	20/02/2020

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:

25/02/2021 12:26

70 Holdsworth Road, Long Gully Vic 3550



Marc Cox CAR (REIV)
0419 915 273
marc@dck.com.au



Property Type: House (Previously Occupied - Detached)
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price
\$345,000 - \$375,000
Median House Price
Year ending December 2020: \$290,500

Comparable Properties



110a Holdsworth Rd NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$338,000
Method: Private Sale
Date: 27/11/2020
Property Type: House
Land Size: 581 sqm approx



56 Holdsworth Rd LONG GULLY 3550 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 27/03/2020
Property Type: House (Res)
Land Size: 885 sqm approx



3 Holdsworth Rd LONG GULLY 3550 (VG)

Agent Comments



Price: \$315,000
Method: Sale
Date: 20/02/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 729 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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.