

Melinda Goggin
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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

3/29 Green Street Long Gully VIC 3550

 2  1  1

Indicative Selling Price

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

Range between \$260,000 & \$270,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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.



4/20 Oneill Street North Bendigo VIC 3550

 2  1  1

Sold Price

\$275,000

Sold Date

30-Jan-19

Distance

1.16km



1/20 Dowding Street California Gully VIC 3556

 2  1  1

Sold Price

\$263,000

Sold Date

11-May-18

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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**4/68 Wood Street California Gully
VIC 3556**

Sold Price

\$255,500

Sold Date

19-Jun-19



2



1



1

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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