Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

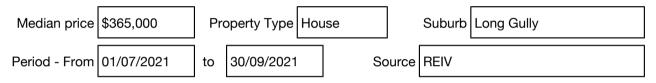
Address Including suburb and postcode

8/58 Holdsworth Road, Long Gully Vic 3550

Indicative selling price

Single price \$395,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/116 Holdsworth Rd NORTH BENDIGO 3550	\$400,000	10/08/2021
2	5/12 Knape St LONG GULLY 3550	\$395,000	24/06/2021
3	29c Milroy St BENDIGO 3550	\$390,000	28/07/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

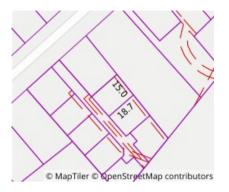
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8/58 Holdsworth Road, Long Gully Vic 3550

DCKI

Kurtis Lynch 03 5440 5000 0468 949 072 Kurtis@dck.com.au





Property Type: Strata Unit/Flat **Land Size:** 286 sqm approx Agent Comments Indicative Selling Price \$395,000 Median House Price September quarter 2021: \$365,000

Comparable Properties





1/116 Holdsworth Rd NORTH BENDIGO 3550 (VG)
Agent Comments

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Price: \$395,000 Method: Private Sale Date: 24/06/2021 Property Type: Unit Land Size: 362 sqm approx

29c Milroy St BENDIGO 3550 (VG)

Agent Comments



Price: \$390,000 Method: Sale Date: 28/07/2021 Property Type: Townhouse (Conjoined)

Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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