

# 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

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

Single price

\$395,000

### Median sale price

Median price

\$365,000

Property Type

House

Suburb

Long Gully

Period - From

01/07/2021

to

30/09/2021

Source

REIV

### 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:

08/11/2021 11:48

8/58 Holdsworth Road, Long Gully Vic 3550



Kurtis Lynch

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**Indicative Selling Price**

\$395,000

**Median House Price**

September quarter 2021: \$365,000



3 2 2

**Property Type:** Strata Unit/Flat

**Land Size:** 286 sqm approx

**Agent Comments**

## Comparable Properties



**1/116 Holdsworth Rd NORTH BENDIGO 3550 (VG)**

**Agent Comments**

3 - -

**Price:** \$400,000

**Method:** Sale

**Date:** 10/08/2021

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Dwelling



**5/12 Knappe St LONG GULLY 3550 (REI/VG)**

**Agent Comments**

3 1 2

**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**

3 - -

**Price:** \$390,000

**Method:** Sale

**Date:** 28/07/2021

**Property Type:** Townhouse (Conjoined)

**Account - Dungey Carter Ketterer | P: 03 5440 5000**



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