

### 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 andpostcode

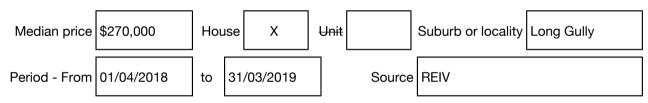
s 9 Sparrowhawk Road, Long Gully Vic 3550 e

#### Indicative selling price

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

Range between \$219,000	&	\$229,000
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#### Median sale price



#### 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	76 Gill Av CALIFORNIA GULLY 3556	\$235,000	04/09/2018
2	18 Kookaburra Av NORTH BENDIGO 3550	\$222,000	07/05/2018
3	2 Kookaburra Av NORTH BENDIGO 3550	\$203,000	19/10/2018

#### 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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000

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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. 9 Sparrowhawk Road, Long Gully Vic 3550







Rooms: Property Type: House (Res) Land Size: 558 sqm approx Agent Comments Indicative Selling Price \$219,000 - \$229,000 Median House Price Year ending March 2019: \$270,000

## **Comparable Properties**



76 Gill Av CALIFORNIA GULLY 3556 (REI/VG) Agent Comments



Price: \$235,000 Method: Private Sale Date: 04/09/2018 Rooms: 4 Property Type: House Land Size: 544 sqm approx



18 Kookaburra Av NORTH BENDIGO 3550 (VG) Agent Comments



Price: \$222,000 Method: Sale Date: 07/05/2018 Rooms: -Property Type: House (Res) Land Size: 598 sqm approx



2 Kookaburra Av NORTH BENDIGO 3550 (REI/VG)



Price: \$203,000 Method: Private Sale Date: 19/10/2018 Rooms: 4 Property Type: House Land Size: 743 sqm approx Agent Comments

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