

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

9 Sparrowhawk Road, Long Gully Vic 3550

Indicative selling price

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

Range between \$219,000 & \$229,000

Median sale price

Median price \$270,000 House X Unit Suburb or locality Long Gully

Period - From 01/04/2018 to 31/03/2019 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 eighteen 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	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.



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)

Agent Comments



Price: \$203,000

Method: Private Sale

Date: 19/10/2018

Rooms: 4

Property Type: House

Land Size: 743 sqm approx