



STATEMENT OF INFORMATION

1 CASLEY STREET, LONG GULLY, VIC 3550

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 CASLEY STREET, LONG GULLY, VIC







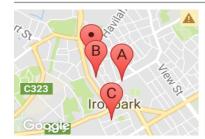
Indicative Selling Price

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

Single Price: \$295,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$268,500

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



30 VICTORIA ST, IRONBARK, VIC 3550







Sale Price

Price Withheld

Sale Date: 05/10/2017

Distance from Property: 490m





18 RAE ST, IRONBARK, VIC 3550









Sale Price

\$265,000

Sale Date: 12/07/2017

Distance from Property: 241m





85 HONEYSUCKLE ST, IRONBARK, VIC 3550







Sale Price

\$275,000

Sale Date: 05/05/2017

Distance from Property: 895m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 CASLEY STREET, LONG GULLY, VIC 3550
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Indicative selling price

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

Single Price:	\$295,000

Median sale price

Median price	\$268,500	House	X	Unit	Suburb	LONG GULLY
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

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.

Address of comparable property	Price	Date of sale
30 VICTORIA ST, IRONBARK, VIC 3550	Price Withheld	05/10/2017
18 RAE ST, IRONBARK, VIC 3550	\$265,000	12/07/2017
85 HONEYSUCKLE ST, IRONBARK, VIC 3550	\$275,000	05/05/2017