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Statement of Information

5 INGLETON STREET, LONG GULLY, VIC 3550

Prepared by Property Consultant, Office Phone: 03 5440 9500



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Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 INGLETON STREET, LONG GULLY, VIC

3 1 4

Indicative Selling Price

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

Price Range: \$325,000 to \$330,000

Provided by: Property Consultant, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$252,500

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.



4 POULSTON ST, LONG GULLY, VIC 3550

3 1 1

Sale Price

\$310,000

Sale Date: 23/06/2016

Distance from Property: 348m



45 BAKEWELL ST, NORTH BENDIGO, VIC 3550

3 1 3

Sale Price

\$325,500

Sale Date: 19/04/2017

Distance from Property: 1.2km



338 EAGLEHAWK RD, CALIFORNIA GULLY, VIC

3 1 6

Sale Price

\$310,000

Sale Date: 23/02/2017

Distance from Property: 1.9km



This report has been compiled on 11/10/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

5 INGLETON STREET, LONG GULLY, VIC 3550

Indicative selling price

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

Price Range:

\$325,000 to \$330,000

Median sale price

Median price

\$252,500

House

X

Unit


Suburb

LONG GULLY

Period

01 October 2016 to 30 September 2017

Source



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
4 POULSTON ST, LONG GULLY, VIC 3550	\$310,000	23/06/2016
45 BAKEWELL ST, NORTH BENDIGO, VIC 3550	\$325,500	19/04/2017
338 EAGLEHAWK RD, CALIFORNIA GULLY, VIC 3556	\$310,000	23/02/2017