

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

5/107 Holmes Road, Long Gully Vic 3550

Indicative selling price

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

Range between \$300,000

&

\$325,000

Median sale price

Median price \$380,000

Property Type Unit

Suburb Long Gully

Period - From 16/09/2021

to

15/09/2022

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 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
1	2/50 Sandhurst Rd CALIFORNIA GULLY 3556	\$330,000	31/05/2022
2	3/42 Brougham St BENDIGO 3550	\$317,000	12/07/2022
3	1/6 Minto St QUARRY HILL 3550	\$300,000	01/08/2022

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 18 months.~~

This Statement of Information was prepared on:

16/09/2022 15:28



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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$300,000 - \$325,000
Median Unit Price
 16/09/2021 - 15/09/2022: \$380,000

Comparable Properties



2/50 Sandhurst Rd CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

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Price: \$330,000
Method: Private Sale
Date: 31/05/2022
Property Type: Unit
Land Size: 262 sqm approx

3/42 Brougham St BENDIGO 3550 (VG)

Agent Comments

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Price: \$317,000
Method: Sale
Date: 12/07/2022
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit



1/6 Minto St QUARRY HILL 3550 (REI/VG)

Agent Comments

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Price: \$300,000
Method: Private Sale
Date: 01/08/2022
Property Type: Unit
Land Size: 155 sqm approx

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