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 and postcode

50 DERWENT DRIVE LONG GULLY VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$205,000	or range between		&					
Median sale price									
(*Delete house or unit as ap	olicable)								

Median Price	\$445,000	Property type			House	Suburb	Long Gully
Period-from	01 Mar 2022	to	28 Feb 2	2023	Source		Corelogic

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
1/24 HOLMES ROAD NORTH BENDIGO VIC 3550	\$210,000	13-Dec-22
16 MONTROSE COURT GOLDEN SQUARE VIC 3555	\$250,000	24-Jun-22
8 BURN STREET GOLDEN SQUARE VIC 3555	\$265,000	01-Mar-23

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: 23 March 2023



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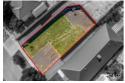


Gavin Butler

M 0427887766

E sales@gavinbutler.com.au

	1/24 HOLMES ROAD NORTH BENDIGO VIC 3550	Sold Price	\$210,000	Sold Date Distance	13-Dec-22 1.86km
Cavalier homes	16 MONTROSE COURT GOLDEN SQUARE VIC 3555	Sold Price	\$250,000	Sold Date Distance	24-Jun-22 1.66km
			RS .		



8 BURN STREET GOLDEN SQUARE			T GOLDEN SQUARE	Sold Price	^{RS} \$265,000	Sold Date	01-Mar-23
	昌 -		ç, 2			Distance	2.13km

RS = Recent sale UN = Undisclosed Sale

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