# 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 | <del>or range</del><br><del>between</del> |  | & |  |  |  |  |  |
|------------------------------|-----------|---|--|---|--|--|--|--|--|
| 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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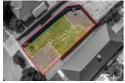


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|                   | 1/24 HOLMES ROAD NORTH<br>BENDIGO VIC 3550  | Sold Price | \$210,000 | Sold Date<br>Distance | 13-Dec-22<br>1.86km |
|-------------------|---|------------|-----------|-----------------------|---------------------|
| Cavalier<br>homes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



| 8 BURN STREET GOLDEN SQUARE |     |  | T GOLDEN SQUARE | Sold Price | <sup>RS</sup> \$265,000 | Sold Date | 01-Mar-23 |
|-----------------------------|-----|--|-----------------|------------|-------------------------|-----------|-----------|
|                             | 昌 - |  | ç, 2            |            |                         | Distance  | 2.13km    |

RS = Recent sale UN = Undisclosed Sale

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