

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**61 WINDLE LANE, LONGLEA, VIC 3551**

 4  2  2

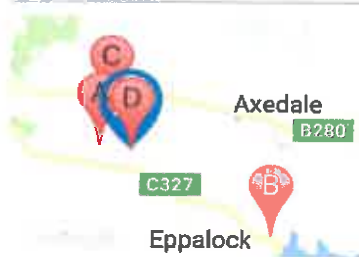
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$475,000 to \$495,000**

Provided by: Jacinta McIvor, Professionals Bendigo

## SUBURB MEDIAN



**LONGLEA, VIC, 3551**

**Suburb Median Sale Price (House)**

**\$650,000**

01 April 2016 to 31 March 2017

Provided by: 

## 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.



**357 SINCLAIRS RD, LONGLEA, VIC 3551**

 4  2  4

**Sale Price**

**\*\$470,000**

Sale Date: 23/03/2017

Distance from Property: 1.7km



**2383 STRATHFIELDSAYE RD, EPPALOCK, VIC**

 4  2  2

**Sale Price**

**\$464,000**

Sale Date: 13/10/2015

Distance from Property: 9.5km



**92 BENNETTS RD, JUNORTOUN, VIC 3551**

 3  2  6

**Sale Price**

**\$490,000**

Sale Date: 22/11/2016

Distance from Property: 2.7km



This report has been compiled on 18/05/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

61 WINDLE LANE, LONGLEA, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$475,000 to \$495,000

### Median sale price

Median price

\$650,000

House

X

Unit

Suburb

LONGLEA

Period

01 April 2016 to 31 March 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
357 SINCLAIRS RD, LONGLEA, VIC 3551	*\$470,000	23/03/2017
2383 STRATHFIELDSAYE RD, EPPALOCK, VIC 3551	\$464,000	13/10/2015
92 BENNETTS RD, JUNORTOUN, VIC 3551	\$490,000	22/11/2016
64 WINDLE LANE, STRATHFIELDSAYE, VIC 3551	\$243,000	23/06/2016