

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

11 Hercules Street, Long Gully Vic 3550

Indicative selling price

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

Single price

\$215,000

Median sale price

Median price

\$285,000

Property Type

House

Suburb

Long Gully

Period - From

22/03/2019

to

21/03/2020

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	9 Sparrowhawk Rd LONG GULLY 3550	\$222,000	14/08/2019
2	1 Syncline Ct LONG GULLY 3550	\$220,000	03/12/2019
3	2 Battery St LONG GULLY 3550	\$215,000	10/01/2020

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:

22/03/2020 15:04



Property Type: House (Previously Occupied - Detached)
Land Size: 573 sqm approx
Agent Comments

Indicative Selling Price

\$215,000

Median House Price

22/03/2019 - 21/03/2020: \$285,000

Comparable Properties



9 Sparrowhawk Rd LONG GULLY 3550 (REI/VG)

Agent Comments



Price: \$222,000
Method: Private Sale
Date: 14/08/2019
Rooms: 4
Property Type: House
Land Size: 558 sqm approx



1 Syncline Ct LONG GULLY 3550 (VG)

Agent Comments



Price: \$220,000
Method: Sale
Date: 03/12/2019
Property Type: House (Res)
Land Size: 606 sqm approx



2 Battery St LONG GULLY 3550 (VG)

Agent Comments



Price: \$215,000
Method: Sale
Date: 10/01/2020
Property Type: House (Res)
Land Size: 611 sqm approx