

## 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

12 Knape Street, Long Gully Vic 3550

### Indicative selling price

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

Range between \$475,000

&

\$495,000

### Median sale price

Median price \$400,500

Property Type House

Suburb Long Gully

Period - From 01/10/2021

to

31/12/2021

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 | 88 Gill Av CALIFORNIA GULLY 3556 | \$492,000 | 14/10/2021   |
| 2 | 30 Bannerman St BENDIGO 3550     | \$489,000 | 06/09/2021   |
| 3 | 5 Duncan St LONG GULLY 3550      | \$480,000 | 27/08/2021   |

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:

01/02/2022 11:07



**Indicative Selling Price**

\$475,000 - \$495,000

**Median House Price**

December quarter 2021: \$400,500

**Rooms:** 5

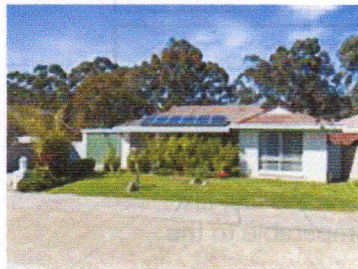
**Property Type:** House

**Land Size:** 435 approx sqm  
approx

**Agent Comments**

Fantastic fully renovated 3 bedroom weatherboard with colourbond roof on an established low maintenance allotment.

## Comparable Properties



**88 Gill Av CALIFORNIA GULLY 3556 (RE/IVG)**

**Agent Comments**



**Price:** \$492,000

**Method:** Private Sale

**Date:** 14/10/2021

**Property Type:** House

**Land Size:** 655 sqm approx



**30 Bannerman St BENDIGO 3550 (VG)**

**Agent Comments**



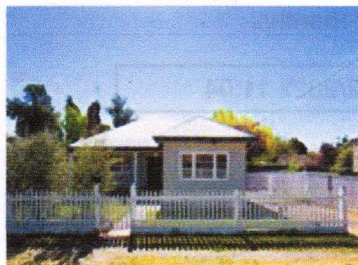
**Price:** \$489,000

**Method:** Sale

**Date:** 06/09/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 809 sqm approx



**5 Duncan St LONG GULLY 3550 (VG)**

**Agent Comments**



**Price:** \$480,000

**Method:** Sale

**Date:** 27/08/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 581 sqm approx