

# 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

161 Eaglehawk Road, 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)

Single price \$279,000

### Median sale price

Median price \$290,500

Property Type House

Suburb Long Gully

Period - From 01/01/2020

to 31/12/2020

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	29 Eaglehawk Rd IRONBARK 3550	\$285,000	14/10/2019
2	283a Eaglehawk Rd CALIFORNIA GULLY 3556	\$276,000	12/06/2020
3	37 Moran St LONG GULLY 3550	\$263,000	31/08/2020

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:

15/03/2021 14:43

161 Eaglehawk Road, Long Gully Vic 3550



Marc Cox CAR (REIV)  
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2 1 1

**Property Type:** House  
**Land Size:** 370 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$279,000

**Median House Price**  
Year ending December 2020: \$290,500

## Comparable Properties



29 Eaglehawk Rd IRONBARK 3550 (VG)

**Agent Comments**

2 - -

**Price:** \$285,000  
**Method:** Sale  
**Date:** 14/10/2019  
**Property Type:** House (Res)  
**Land Size:** 245 sqm approx



283a Eaglehawk Rd CALIFORNIA GULLY 3556 **Agent Comments**  
(REI/VG)

2 1 1

**Price:** \$276,000  
**Method:** Private Sale  
**Date:** 12/06/2020  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 387 sqm approx



37 Moran St LONG GULLY 3550 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$263,000  
**Method:** Private Sale  
**Date:** 31/08/2020  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 541 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.