

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

35 BLACK STREET 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Long Gully

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

11A PROUSES ROAD NORTH BENDIGO VIC 3550	\$497,500	12-Feb-25
13 BRAY STREET LONG GULLY VIC 3550	\$540,000	11-Mar-25
4 KOOMBA STREET WHITE HILLS VIC 3550	\$515,000	19-May-25

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: 18 August 2025



**11A PROUSES ROAD NORTH
BENDIGO VIC 3550**

 3  1  2

Sold Price

\$497,500

Sold Date

12-Feb-25

Distance

0.94km



**13 BRAY STREET LONG GULLY VIC
3550**

 3  1  2

Sold Price

\$540,000

Sold Date

11-Mar-25

Distance

0.25km



**4 KOOMBA STREET WHITE HILLS
VIC 3550**

 3  1  2

Sold Price

\$515,000

Sold Date

19-May-25

Distance

2.59km

RS = Recent sale

UN = Undisclosed Sale

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