

## 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

3 Taylor 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

\$235,000

&

\$250,000

#### Median sale price

Median price

\$233,750

House

X

Unit

Suburb or locality

Long Gully

Period - From

01/10/2016

to

30/09/2017

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 eighteen 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	39 Victoria St EAGLEHAWK 3556	\$245,000	24/11/2016
2	21 Franklin St SAILORS GULLY 3556	\$232,000	22/08/2017
3	24 Hoy St NORTH BENDIGO 3550	\$225,000	01/05/2017

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 eighteen months.