

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

5/269 Eaglehawk Road, Long Gully Vic 3550

Indicative selling price

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

Range between

\$220,000

&

\$240,000

Median sale price*

Median price

\$233,000

House

Unit

X

Suburb or locality

Long Gully

Period - From

26/06/2017

to

14/02/2018

Source

Step Up Property

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	2a Bright St EAGLEHAWK 3556	\$240,000	14/02/2018
2	4/29 Green St LONG GULLY 3550	\$233,000	01/10/2017
3	2/368 Eaglehawk Rd EAGLEHAWK 3556	\$225,000	26/06/2017

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.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$220,000 - \$240,000

Median Unit Price *

26/06/2017 - 14/02/2018: \$233,000

* Agent calculated median based on 3 sales

“This advice does not form part of this Statement of Information *Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.”

Comparable Properties

2a Bright St EAGLEHAWK 3556 (VG)

Agent Comments

**Price:** \$240,000**Method:** Sale**Date:** 14/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 307 sqm approx

4/29 Green St LONG GULLY 3550 (REI/VG)

Agent Comments

**Price:** \$233,000**Method:** Private Sale**Date:** 01/10/2017**Rooms:** 3**Property Type:** Unit

2/368 Eaglehawk Rd EAGLEHAWK 3556 (REI)

Agent Comments

**Price:** \$225,000**Method:** Private Sale**Date:** 26/06/2017**Rooms:** 5**Property Type:** Unit