

# 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

26 Sparrowhawk 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)

Range between \$350,000 & \$375,000

### Median sale price

Median price \$360,000 Property Type House Suburb Long Gully

Period - From 20/10/2020 to 19/10/2021 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	10 Sparrowhawk Rd LONG GULLY 3550	\$400,000	03/08/2021
2	17 Brown St LONG GULLY 3550	\$368,000	31/08/2021
3	28 Sparrowhawk Rd LONG GULLY 3550	\$365,000	18/10/2021

**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: 20/10/2021 11:46



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 680 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$375,000  
**Median House Price**  
20/10/2020 - 19/10/2021: \$360,000

3 bedroom weatherboard on approx 680m<sup>2</sup>.

## Comparable Properties



10 Sparrowhawk Rd LONG GULLY 3550 (VG) **Agent Comments**

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**Price:** \$400,000  
**Method:** Sale  
**Date:** 03/08/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 424 sqm approx



17 Brown St LONG GULLY 3550 (REI) **Agent Comments**

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**Price:** \$368,000  
**Method:** Private Sale  
**Date:** 31/08/2021  
**Property Type:** House  
**Land Size:** 875 sqm approx



28 Sparrowhawk Rd LONG GULLY 3550 (REI) **Agent Comments**

3 1 2

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 18/10/2021  
**Property Type:** House  
**Land Size:** 534 sqm approx