

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 89 Upper California Gully Road, Long Gully Vic 3550

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$440,000 Property Type House Suburb Long Gully

Period - From 01/12/2021 to 30/11/2022 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	7 Lobb St NORTH BENDIGO 3550	\$447,500	27/10/2022
2	9 Knape St LONG GULLY 3550	\$445,000	30/09/2022
3	3 Brown St LONG GULLY 3550	\$444,000	05/10/2022

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: 01/12/2022 12:58



Property Type: House (Previously Occupied - Detached)
Land Size: 505 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median House Price
01/12/2021 - 30/11/2022: \$440,000

Comparable Properties



7 Lobb St NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$447,500
Method: Private Sale
Date: 27/10/2022
Property Type: House
Land Size: 457 sqm approx



9 Knap St LONG GULLY 3550 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 30/09/2022
Property Type: House
Land Size: 568 sqm approx



3 Brown St LONG GULLY 3550 (VG)

Agent Comments



Price: \$444,000
Method: Sale
Date: 05/10/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 570 sqm approx

Account - Step Up Property