

## 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

26 SEMMENS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

House

Suburb

Long Gully

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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

21 MCGOWAN STREET CALIFORNIA GULLY VIC 3556	\$485,000	13-Nov-23
9 KNAPE STREET LONG GULLY VIC 3550	\$480,000	12-Mar-24
2 JACOB STREET NORTH BENDIGO VIC 3550	\$480,000	14-Jan-24

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: 09 April 2024



**21 MCGOWAN STREET  
CALIFORNIA GULLY VIC 3556**

Sold Price **\$485,000** Sold Date **13-Nov-23**

3 1 2

Distance **0.09km**



**9 KNAPE STREET LONG GULLY VIC 3550**

Sold Price <sup>RS</sup> **\$480,000** Sold Date **12-Mar-24**

2 1 2

Distance **0.39km**



**2 JACOB STREET NORTH BENDIGO VIC 3550**

Sold Price **\$480,000** Sold Date **14-Jan-24**

3 1 1

Distance **2.13km**

RS = Recent sale

UN = Undisclosed Sale

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