

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 WILSON STREET, LONG GULLY, VIC 🔑 3 🕒 1 😂 1







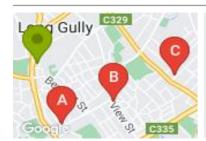
Indicative Selling Price

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

Single Price: \$495,000

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$405,000

01 April 2023 to 31 March 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



9 VICTORIA ST, IRONBARK, VIC 3550







Sale Price

\$480,000

Sale Date: 18/07/2022

Distance from Property: 937m





322 VIEW ST, BENDIGO, VIC 3550









Sale Price

\$500,000

Sale Date: 17/10/2023

Distance from Property: 1.2km





5 SMITH ST, NORTH BENDIGO, VIC 3550







Sale Price

\$480,000

Sale Date: 24/10/2022

Distance from Property: 1.8km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Address Including suburb and postcode	27 WILSON STREET LONG GULLY VIC 3550
---	--------------------------------------

Indicative selling price

41	:	- £ 41- : -	!		consumer.	:	/ l	
For the	meaning	OT THIS	nrice	566	consumer	VIC GOV	all/linderd	מחוזמוווי
01 1110	mouning	01 11110	PIIOC		concurrent.	vio.gov.	.aa, ai iaci c	1000119

Single Price:	\$495,000
Single i fice.	φ 4 93,000

Median sale price

Median price	\$405,000	Property type	House	Suburb	LONG GULLY
Period	01 April 2023 to 31 Ma	Source	p	ricefinder	

Comparable property sales

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
9 VICTORIA ST, IRONBARK, VIC 3550	\$480,000	18/07/2022
322 VIEW ST, BENDIGO, VIC 3550	\$500,000	17/10/2023
5 SMITH ST, NORTH BENDIGO, VIC 3550	\$480,000	24/10/2022

This Statement of Information was prepared on:

30/05/2024

