LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

Prepared on 04 Mar 2019

Melinda Goggin
P 5442 1422
M 0438 021 807
E melindag@goggin.com.au

Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

4 Brown Street Long Gully VIC 3550

2 1 1

Indicative Selling Price

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

Range between $220,000 & $240,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 5 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.

78 Bennett Street Long Gully VIC 3550 Sold Price **$210,000** Sold Date **22-Mar-17**

2 1 - Distance **0.28km**



51 Bennett Street Long Gully VIC 3550 Sold Price **$220,000** Sold Date **08-Jun-18**

2 1 1 Distance **0.37km**



54 Milroy Street Bendigo VIC 3550 Sold Price **$230,000** Sold Date **09-Nov-17**

2 1 2 Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.