



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**25 Philpot Street,  
LONG GULLY 3550**

House



2 beds



1 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$195,000 - \$209,000**

### Median sale price

Median **House** for **LONG GULLY** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$273,625**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**10 Energetic St,**  
Long Gully 3550

Price **\$190,000** Sold 19 July  
2019

**1 Cross St,**  
Long Gully 3550

Price **\$180,000** Sold 06  
August 2019

**173 Eaglehawk Rd,**  
Long Gully 3550

Price **\$230,000** Sold 10 April  
2019

This Statement of Information was prepared on 19th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

### Contact agents



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**PRD** nationwide