

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**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

### Property offered for sale

Address  
Including suburb and  
postcode

3/30 DUNCAN 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)

Price Range:

\$280,000 to \$300,000

### Median sale price

Median price

\$387,500

Property type

Unit

Suburb

LONG GULLY

Period

01 July 2021 to 30 June 2022

Source

  
pricfinder

### 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 |
|--|-----------|--------------|
| 2/38 BLACK ST, LONG GULLY, VIC 3550      | \$320,000 | 29/09/2021   |
| 5/107 HOLMES RD, LONG GULLY, VIC 3550    | \$302,000 | 12/10/2021   |
| 3/269 EAGLEHAWK RD, LONG GULLY, VIC 3550 | \$306,000 | 06/10/2021   |

This Statement of Information was prepared on:

09/08/2022