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 or locality and postcode

2/39 Wood Street, Long Gully Vic 3550

Indicative selling price

For the meaning of	of this price see co	onsumer.vic.gov.au/u	underquoting					
Range between	\$390,000	&	\$410,000]				
Median sale price*								
Median price	1	Property Type	Su	Iburb Long Gully				
Period - From	tc		Source					

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.

Ade	dress of comparable property	Price	Date of sale
1	2/7a Inglewood St GOLDEN SQUARE 3555	\$415,000	16/10/2023
2	3/12 Truscott St LONG GULLY 3550	\$395,000	20/10/2022
3	16 Rivergum Ct NORTH BENDIGO 3550	\$375,000	28/06/2023

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:

04/03/2024 14:07

* 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.



DCKI





Property Type: Agent Comments Indicative Selling Price \$390,000 - \$410,000 No median price available

Comparable Properties

2/7a Inglewood St GOLDEN SQUARE 3555 (VG)	Agent Comments
1 - 1 - 1	_
Price: \$415,000 Method: Sale	
Date: 16/10/2023	
Property Type: Townhouse (Single)	
3/12 Truscott St LONG GULLY 3550 (VG)	Agent Comments
1 - 1 3 1 - 1 - 1	
Price: \$395,000	_
Method: Sale Date: 20/10/2022	
Property Type: Subdivided Unit/Villa/Townhouse	e
- Single OYO Unit	
16 Rivergum Ct NORTH BENDIGO 3550 (REI/VG)	Agent Comments
1	
Price: \$375,000	_
Method: Private Sale Date: 28/06/2023	
Date: 20/00/2023	

Account - Dungey Carter Ketterer | P: 03 5440 5000



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Property Type: Townhouse (Single) **Land Size:** 197 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.