

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 this price see consumer.vic.gov.au/underquoting

Range between

\$390,000

&

\$410,000

Median sale price*

Median price

Property Type

Suburb

Long Gully

Period - From

to

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.

	Address 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.



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



Price: \$415,000
Method: Sale
Date: 16/10/2023
Property Type: Townhouse (Single)

3/12 Truscott St LONG GULLY 3550 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 20/10/2022
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



16 Rivergum Ct NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 28/06/2023
Property Type: Townhouse (Single)
Land Size: 197 sqm approx

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