

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 11 Buckley Street, Long Gully VIC 3550

Indicative selling price

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

\$250,000

&

\$270,000

Median sale price

Median price

\$250,000

House

X

Suburb or
locality

Long Gully

Period - From

September
25th

to

October 11th
2017

Source

www.realestate.com.au

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
1. 18 Rae Street, Ironbark VIC 3550	\$265,000	12/07/17
2. 31 Black Street, Long Gully VIC 3550	\$230,000	26/09/17
3. 10 Bray Street, Long Gully VIC 3550	\$255,000	04/05/17

Property data source: www.rpdata.com.au. Generated on 11/10/17.

Additional information about comparable sales.



Ironbark 18 Rae Street

3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 552m2



Long Gully 31 Black Street

3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 604m2



Long Gully 10 Bray Street

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 942m2