Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 41 Creeth Street, Long Gully Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$400,000		&		\$425,000					
Median sale p	rice									
Median price	\$424,500	Pro	operty Type	Hou	se		Suburb	Long Gully		
Period - From	01/10/2021	to	30/09/2022		So	urce	REIV			

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.

Ado	dress of comparable property	Price	Date of sale
1	10 Mccoll St BENDIGO 3550	\$415,000	15/08/2022
2	10 Knape St LONG GULLY 3550	\$400,000	30/09/2022
3	29 Mackenzie St.W GOLDEN SQUARE 3555	\$400,000	04/11/2022

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:

16/12/2022 09:33



DCKI





Property Type: House Land Size: 447 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$425,000 Median House Price Year ending September 2022: \$424,500

Comparable Properties



10 Mccoll St BENDIGO 3550 (REI/VG)

10 Knape St LONG GULLY 3550 (REI/VG)

2



Price: \$415,000 Method: Private Sale Date: 15/08/2022 Property Type: House Land Size: 538 sqm approx Agent Comments

Agent Comments

Agent Comments



Price: \$400,000 Method: Private Sale Date: 30/09/2022 Property Type: House Land Size: 1162 sqm approx

4



29 Mackenzie St.W GOLDEN SQUARE 3555 (REI)



Price: \$400,000 Method: Private Sale Date: 04/11/2022 Property Type: House (Res) Land Size: 636 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.