

# 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

41 Creeth 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)

Range between \$400,000

&

\$425,000

### Median sale price

Median price \$424,500

Property Type House

Suburb Long Gully

Period - From 01/10/2021

to 30/09/2022

Source 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.

	Address 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



3   
 2   
 2

**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)**

**Agent Comments**

3   
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**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 15/08/2022  
**Property Type:** House  
**Land Size:** 538 sqm approx



**10 Knappe St LONG GULLY 3550 (REI/VG)**

**Agent Comments**

4   
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 2

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



**29 Mackenzie St.W GOLDEN SQUARE 3555 (REI)**

**Agent Comments**

3   
 1   
 1

**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**