### 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



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