
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	40 Cunneen Street, Long Gully VIC 3550
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

\$220,000 - \$240,000

Median sale price

Median price	\$262,500	House	<input checked="" type="checkbox"/>	Suburb or locality	Long Gully
Period - From	Feb 1 st 2019	to	Feb 21 st 2019	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. 53 Bennett Street, Long Gully VIC 3550	\$220,000	Nov 12 th 2018
2. 222 Eaglehawk Road, Long Gully VIC 3550	\$230,000	Jun 28 th 2018
3. 36 Moran Street, Long Gully VIC 3550	\$240,000	Jan 11 th 2018

Property data source: www.rpdata.com .Generated on Feb 21st 2019.

Additional information about comparable sales.



Long Gully 53 Bennett Street

3 BED 1 BATH 1 CAR

METHOD Private
TYPE House
LAND 548m2



Long Gully 222 Eaglehawk Road

3 BED 1 BATH 1 CAR

METHOD Private
TYPE House
LAND 744m2



Long Gully 36 Moran Street

3 BED 1 BATH 2 CAR

METHOD Private
TYPE House
LAND 596m2

Property data source: www.rpdata.com .
Generated on Feb 21st 2019.