

# 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

4 Wells 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 \$239,000 & \$259,000

#### Median sale price

Median price \$270,000 House ☒ Unit ☐ Suburb or locality Long Gully

Period - From 01/04/2018 to 31/03/2019 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 eighteen 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	15 Weatherall St CALIFORNIA GULLY 3556	\$259,000	05/04/2019
2	2 Knappe St LONG GULLY 3550	\$250,000	05/04/2019
3	41 Moran St LONG GULLY 3550	\$245,000	18/01/2019

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 eighteen months.



3   1   4

**Rooms:**  
**Property Type:** House  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$239,000 - \$259,000  
**Median House Price**  
Year ending March 2019: \$270,000

## Comparable Properties



**15 Weatherall St CALIFORNIA GULLY 3556 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$259,000  
**Method:** Private Sale  
**Date:** 05/04/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 778 sqm approx



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

**Agent Comments**

3   1   2

**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 05/04/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1159 sqm approx

**41 Moran St LONG GULLY 3550 (VG)**

**Agent Comments**

3   -   -

**Price:** \$245,000  
**Method:** Sale  
**Date:** 18/01/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 978 sqm approx