

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

47 Bennett Street, Long Gully Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$270,000 & \$295,000

Median sale price

Median price \$280,000 Property Type House Suburb Long Gully

Period - From 11/02/2019 to 10/02/2020 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	2 Louis St LONG GULLY 3550	\$290,000	12/12/2019
2	1 Bolt St LONG GULLY 3550	\$290,000	12/11/2019
3	1 Truscott St LONG GULLY 3550	\$290,000	15/08/2019

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 18 months.~~

This Statement of Information was prepared on:

11/02/2020 14:30

47 Bennett Street, Long Gully Vic 3550



JanelleStevens
PROPERTY

Janelle Stevens

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Indicative Selling Price

\$270,000 - \$295,000

Median House Price

11/02/2019 - 10/02/2020: \$280,000



3 1 1

Property Type: House

Land Size: 786 sqm approx

Agent Comments

Comparable Properties



2 Louis St LONG GULLY 3550 (VG)

Agent Comments

3 - -

Price: \$290,000

Method: Sale

Date: 12/12/2019

Property Type: House (Res)

Land Size: 450 sqm approx



1 Bolt St LONG GULLY 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$290,000

Method: Private Sale

Date: 12/11/2019

Rooms: 4

Property Type: House

Land Size: 477 sqm approx



1 Truscott St LONG GULLY 3550 (REI/VG)

Agent Comments

3 1 -

Price: \$290,000

Method: Private Sale

Date: 15/08/2019

Rooms: 4

Property Type: House

Land Size: 517 sqm approx

Account - Janelle Stevens Property



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.