Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	54 Moran Street, Long Gully Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$650,000	&	\$715,000

Median sale price

Median price	\$400,500	Pro	perty Type	House		Suburb	Long Gully
Period - From	01/10/2021	to	31/12/2021		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

Add	dress of comparable property	Price	Date of sale
1	615 Calder Hwy MAIDEN GULLY 3551	\$800,000	31/05/2021
2	83 Booth St GOLDEN SQUARE 3555	\$790,500	26/01/2022
3	194 Marong Rd WEST BENDIGO 3550	\$680,000	12/11/2021

OR

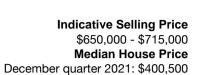
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	03/02/2022 11:05





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Property Type:

Land Size: 1797m2 sqm approx

Agent Comments

Comparable Properties



615 Calder Hwy MAIDEN GULLY 3551 (VG)





Price: \$800,000 Method: Sale Date: 31/05/2021

Property Type: House (Res) Land Size: 1653 sqm approx **Agent Comments**



83 Booth St GOLDEN SQUARE 3555 (REI)







Price: \$790,500 Method: Private Sale Date: 26/01/2022 Property Type: House Land Size: 1748 sqm approx Agent Comments



194 Marong Rd WEST BENDIGO 3550 (REI/VG) Agent Comments





Price: \$680.000 Method: Private Sale Date: 12/11/2021 Property Type: House Land Size: 1974 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



