

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

54 Moran Street, Long Gully Vic 3550

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 Property 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	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 comparable properties 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



Property Type:
Land Size: 1797m2 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
December quarter 2021: \$400,500

Comparable Properties



615 Calder Hwy MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 31/05/2021
Property Type: House (Res)
Land Size: 1653 sqm approx



83 Booth St GOLDEN SQUARE 3555 (REI)

Agent Comments



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



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

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