
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 31 Moran Street, Long Gully VIC 3550

Indicative selling price

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

\$225,000

&

\$245,000

Median sale price

Median price \$265,000

House ☒

Suburb or
locality Long Gully

Period - From May 14, 2018 to May 25, 2018

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. 31 Black Street, Long Gully VIC 3550	\$230,000	13/09/17
2. 5 Lobb Street, Long Gully VIC 3550	\$230,000	08/12/17
3. 36 Moran Street, Long Gully VIC 3550	\$240,000	11/01/18

Property data source: www.rpdata.com.au. Generated on 25/05/18.

Additional information about comparable sales.



Long Gully 31 Black Street

3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 604m2



Long Gully 5 Lobb Street

2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE House
LAND Approx. 480m2



Long Gully 36 Moran Street

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 597m2