

## 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)

29 Black 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: \$340,000 & \$360,000

### Median sale price

Property Type: House

Suburb: Long Gully

Period – From: January 2020

to: February 2021

Median Price: 307,000

Source: Corelogic

### 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
3 Brown Street, Long Gully VIC 3550	\$361,000	14/03/2021
18 Green Street Long Gully, VIC, 3550	\$342,500	03/03/2021
14 Weatherall Street California Gully VIC 3556	\$320,000	01/12/2020

This statement of Information was prepared on: 26/05/2021