

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

36 Quick Street, Long Gully Vic 3550

Indicative selling price

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

Range between \$250,000 & \$275,000

Median sale price

Median price \$422,500 Property Type House Suburb Long Gully

Period - From 01/04/2022 to 31/03/2023 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	334 High St GOLDEN SQUARE 3555	\$285,000	05/02/2023
2	1 Davies Ct CALIFORNIA GULLY 3556	\$285,000	18/05/2023
3	140 Sailors Gully Rd SAILORS GULLY 3556	\$280,000	18/06/2023

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:

30/06/2023 09:03



Property Type: House (Res)

Land Size: 508 sqm approx

Agent Comments

Indicative Selling Price

\$250,000 - \$275,000

Median House Price

Year ending March 2023: \$422,500

Comparable Properties



334 High St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 05/02/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 310 sqm approx



1 Davies Ct CALIFORNIA GULLY 3556 (REI)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 18/05/2023

Property Type: House



140 Sailors Gully Rd SAILORS GULLY 3556 (REI)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 18/06/2023

Property Type: House

Land Size: 551 sqm approx

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