

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/58 Holdsworth Road, Long Gully Vic 3550

Indicative selling price

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

Range between \$375,000

&

\$410,000

Median sale price

Median price \$300,000

Property Type Unit

Suburb Long Gully

Period - From 15/10/2020

to

14/10/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3 Carlisle PI IRONBARK 3550	\$420,000	21/05/2021
2	5/12 Knape St LONG GULLY 3550	\$395,000	24/06/2021
3	1/2 Thompson St LONG GULLY 3550	\$380,000	26/05/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/10/2021 17:46



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$375,000 - \$410,000
Median Unit Price
15/10/2020 - 14/10/2021: \$300,000

Comparable Properties



3 Carlisle PI IRONBARK 3550 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 21/05/2021
Property Type: Townhouse (Single)
Land Size: 341 sqm approx



5/12 Knappe St LONG GULLY 3550 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 24/06/2021
Property Type: Unit
Land Size: 362 sqm approx

1/2 Thompson St LONG GULLY 3550 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 26/05/2021
Property Type: Flat/Unit/Apartment (Res)

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