

## 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 and  
postcode

1/2 Thompson 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) (\*Delete single price or range as applicable)

Single Price

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$306,000

Property type

House

Suburb

Long Gully

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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

117A Upper California Gully Road California Gully VIC 3556	\$386,000	19-Mar-20
159 Thistle Street Golden Square VIC 3555	\$372,000	20-Feb-20
153 Thistle Street Golden Square VIC 3555	\$329,500	14-Oct-19

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: 02 May 2021



**117A Upper California Gully Road  
California Gully VIC 3556**

3 2 1

Sold Price **\$386,000** Sold Date **19-Mar-20**

Distance **1.63km**



**159 Thistle Street Golden Square  
VIC 3555**

3 2 1

Sold Price **\$372,000** Sold Date **20-Feb-20**

Distance **1.76km**



**153 Thistle Street Golden Square  
VIC 3555**

3 2 1

Sold Price **\$329,500** Sold Date **14-Oct-19**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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