

# 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 23-25 Wood 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 \$329,000

&

\$339,000

### Median sale price

Median price \$290,000

Property Type House

Suburb Long Gully

Period - From 09/07/2019

to

08/07/2020

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	74 Sternberg St KENNINGTON 3550	\$335,000	25/05/2020
2	6/18a Emmett St GOLDEN SQUARE 3555	\$325,000	13/02/2020
3	43b Watson Av CALIFORNIA GULLY 3556	\$319,500	06/03/2020

**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:

09/07/2020 15:13

2 23-25 Wood Street, Long Gully Vic 3550



Dungey Carter Ketterer  
REAL ESTATE AGENTS

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3 2 2

**Property Type:** Subdivided  
Unit/Villa/Townhouse - Single OYO  
Unit

Agent Comments

**Indicative Selling Price**

\$329,000 - \$339,000

**Median House Price**

09/07/2019 - 08/07/2020: \$290,000

## Comparable Properties



**74 Sternberg St KENNINGTON 3550 (VG)**

Agent Comments

3 - -

**Price:** \$335,000

**Method:** Sale

**Date:** 25/05/2020

**Property Type:** Townhouse (Single)

**Land Size:** 342 sqm approx



**6/18a Emmett St GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$325,000

**Method:** Private Sale

**Date:** 13/02/2020

**Rooms:** 5

**Property Type:** House



**43b Watson Av CALIFORNIA GULLY 3556 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$319,500

**Method:** Private Sale

**Date:** 06/03/2020

**Rooms:** 5

**Property Type:** Townhouse (Single)

**Land Size:** 364 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.