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	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$329,000		&		\$339,000			
Median sale p	rice							
Median price	\$290,000	Pro	operty Type	Hou	se		Suburb	Long Gully
Period - From	09/07/2019	to	08/07/2020		So	ource	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.

Ade	dress 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





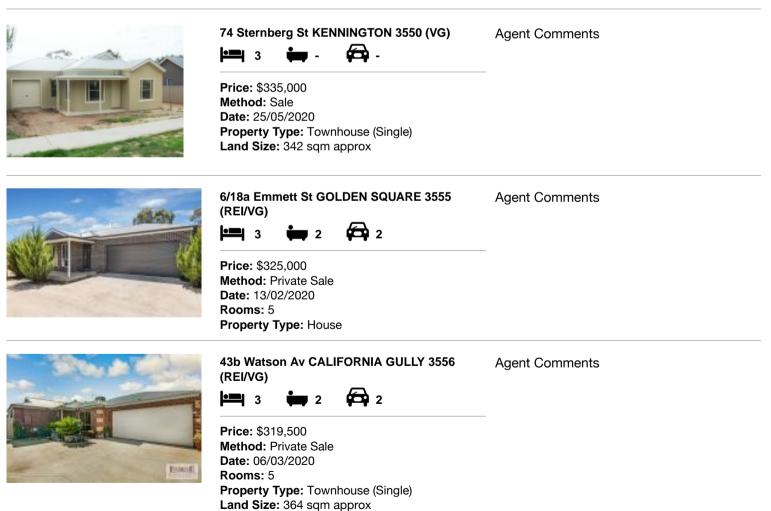


Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Indicative Selling Price \$329,000 - \$339,000 Median House Price 09/07/2019 - 08/07/2020: \$290,000

Comparable Properties



Account - Dungey Carter Ketterer | P: 03 5440 5000

