

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

32 Energetic Street, Long Gully Vic 3550

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$297,500

Property Type

House

Suburb

Long Gully

Period - From

05/02/2020

to

04/02/2021

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	104 Wood St CALIFORNIA GULLY 3556	\$300,000	13/06/2020
2	39 Kookaburra Av NORTH BENDIGO 3550	\$291,000	30/06/2020
3	2/19 Buckley St LONG GULLY 3550	\$287,500	29/01/2021

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:

05/02/2021 21:02

32 Energetic Street, Long Gully Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

Justin Pell C.A.R.

0408 949 775

justin@dck.com.au



Property Type: House (Res)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$280,000

Median House Price

05/02/2020 - 04/02/2021: \$297,500

Comparable Properties



104 Wood St CALIFORNIA GULLY 3556 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 13/06/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 703 sqm approx



39 Kookaburra Av NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$291,000

Method: Private Sale

Date: 30/06/2020

Rooms: 4

Property Type: House

Land Size: 520 sqm approx



2/19 Buckley St LONG GULLY 3550 (REI)

Agent Comments



Price: \$287,500

Method: Private Sale

Date: 29/01/2021

Property Type: House

Land Size: 200 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.