

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

2 MCGOWAN STREET LONG GULLY VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$398,000

Property type

House

Suburb

Long Gully

Period-from

01 May 2021

to

30 Apr 2022

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

16 GUNDRY STREET LONG GULLY VIC 3550	\$510,000	22-Sep-21
3 CHRISTIAN STREET CALIFORNIA GULLY VIC 3556	\$405,000	06-Sep-21
5 WEATHERALL STREET CALIFORNIA GULLY VIC 3556	\$520,000	01-Sep-21

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: 31 May 2022



**16 GUNDRY STREET LONG GULLY
VIC 3550**

4 2 2

Sold Price

\$510,000

Sold Date

22-Sep-21

Distance

0.16km



**3 CHRISTIAN STREET CALIFORNIA
GULLY VIC 3556**

3 1 1

Sold Price

\$405,000

Sold Date

06-Sep-21

Distance

-



**5 WEATHERALL STREET
CALIFORNIA GULLY VIC 3556**

3 1 2

Sold Price

\$520,000

Sold Date

01-Sep-21

Distance

0.23km



**18 CHRISTIAN STREET
CALIFORNIA GULLY VIC 3556**

3 1 2

Sold Price

\$395,000

Sold Date

16-Sep-21

Distance

-



**12 WEATHERALL STREET
CALIFORNIA GULLY VIC 3556**

3 1 2

Sold Price

\$255,000

Sold Date

14-Nov-18

Distance

-

235 Eaglehawk Rd Long Gully



**235 EAGLEHAWK ROAD LONG
GULLY VIC 3550**

4 1 2

Sold Price

\$600,000

Sold Date

24-Jun-21

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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**15 CHRISTIAN STREET
CALIFORNIA GULLY VIC 3556**

3 1 2

Sold Price **\$390,000** Sold Date **03-Nov-21**

Distance -



**24 MCGOWAN STREET LONG
GULLY VIC 3550**

3 1 1

Sold Price **\$280,000** Sold Date **09-Nov-18**

Distance -



**230 EAGLEHAWK ROAD LONG
GULLY VIC 3550**

4 2 3

Sold Price **\$299,900** Sold Date **06-Dec-18**

Distance -



**43 JACKSON STREET LONG GULLY
VIC 3550**

3 2 -

Sold Price **\$270,000** Sold Date **06-Dec-18**

Distance -



**18 HENKEL STREET LONG GULLY
VIC 3550**

3 1 2

Sold Price **\$515,000** Sold Date **20-Jan-22**

Distance **0.5km**



**7 STONE STREET LONG GULLY VIC
3550**

3 1 3

Sold Price **\$450,000** Sold Date **28-Aug-21**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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**6 SEMMENS STREET LONG GULLY
VIC 3550**

Sold Price

\$285,000

Sold Date

07-Sep-18



3



1



-

Distance

-



**259 EAGLEHAWK ROAD LONG
GULLY VIC 3550**

Sold Price

\$680,000

Sold Date

04-Nov-21



4



2



4

Distance

0.16km



**17 WOOD STREET LONG GULLY
VIC 3550**

Sold Price

\$555,000

Sold Date

25-Oct-21



2



1



4

Distance

0.3km

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UN = Undisclosed Sale

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