

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	78 HAPPY VALLEY ROAD, LONG GULLY, VIC 3550
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$255,000 to \$279,000

#### Median sale price

Median price	\$250,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	LONG GULLY
Period	01 July 2016 to 30 June 2017		Source	pricefinder			

#### Comparable property sales

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
9 PALLETT ST, GOLDEN SQUARE, VIC 3555	\$250,000	09/05/2017
10 BRAY ST, LONG GULLY, VIC 3550	\$255,000	04/05/2017
19 BRAY ST, LONG GULLY, VIC 3550	\$270,000	27/06/2016