

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 MORAN STREET, LONG GULLY, VIC

3 1 2

Indicative Selling Price

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

Single Price: **\$275,000**

Provided by: Greg Heard, Heard & Co. Real Estate

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$265,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



53 MORAN ST, LONG GULLY, VIC 3550

3 1 4

Sale Price

\$260,000

Sale Date: 06/09/2017

Distance from Property: 214m



11 BUCKLEY ST, LONG GULLY, VIC 3550

3 1 1

Sale Price

\$260,000

Sale Date: 21/10/2017

Distance from Property: 511m



1 WALKER ST, LONG GULLY, VIC 3550

3 1 1

Sale Price

\$260,000

Sale Date: 29/08/2017

Distance from Property: 1.5km



This report has been compiled on 01/05/2018 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

50 MORAN STREET, LONG GULLY, VIC 3550

Indicative selling price

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

Single Price:

\$275,000

Median sale price

Median price

\$265,000

House

X

Unit


Suburb

LONG GULLY

Period

01 April 2017 to 31 March 2018

Source



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
53 MORAN ST, LONG GULLY, VIC 3550	\$260,000	06/09/2017
11 BUCKLEY ST, LONG GULLY, VIC 3550	\$260,000	21/10/2017
1 WALKER ST, LONG GULLY, VIC 3550	\$260,000	29/08/2017