

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



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

## **MEDIAN SALE PRICE**



## LONG GULLY, VIC, 3550

Suburb Median Sale Price (House)

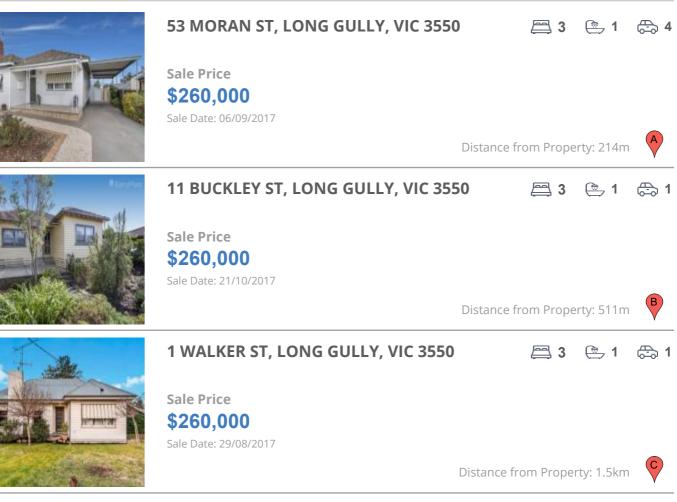
\$265,000

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.



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 | Х      | Unit | Suburb      | LONG GULLY |
|--------------|--------------------------------|-------|--------|------|-------------|------------|
| Period       | 01 April 2017 to 31 March 2018 |       | Source | р    | 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 |
|-------------------------------------|-----------|--------------|
| 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   |