

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

96 Happy Valley Road, Long Gully 3550

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price

N/A

Property type

Land

Suburb

Long Gully

Period - From

Comparable property sales

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: 4th November 2021