

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

1A CRAIG 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 \$340,000 & \$370,000

Median sale price

Median price 305,500 Property type Residential Suburb Long Gully

Period - From 06.12.2020 to 30.08.2021 Source Realestate.com

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
4/22 Brown Street, Long Gully	\$340,000	16.11.2021
2/38 Black Street, Long Gully	\$320,000	06.10.2021
5/12 Knape Street, Long Gully	\$395,000	24.06.2021

This Statement of Information was prepared on: 13.12.21