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

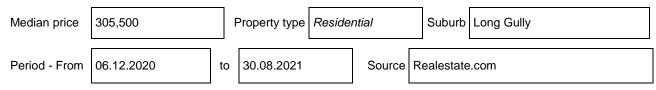
or 1A CRAIG STREET, LONG GULLY, VIC 3550

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
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Median sale price



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

