

# 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

4/23-25 Wood Street, Long Gully Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$289,000

&

\$309,000

### Median sale price

Median price

\$290,000

Property Type

House

Suburb

Long Gully

Period - From

09/07/2019

to

08/07/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	4/4 Majors Rd EAGLEHAWK 3556	\$290,000	05/04/2020
2	33b Rose St LONG GULLY 3550	\$280,000	28/01/2020
3	9a Farnsworth St EAGLEHAWK 3556	\$275,000	06/02/2020

**OR**

~~**B\*** 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:

09/07/2020 15:22



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$289,000 - \$309,000  
**Median House Price**  
09/07/2019 - 08/07/2020: \$290,000

## Comparable Properties



**4/4 Majors Rd EAGLEHAWK 3556 (VG)**

Agent Comments



**Price:** \$290,000  
**Method:** Sale  
**Date:** 05/04/2020  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**33b Rose St LONG GULLY 3550 (VG)**

Agent Comments



**Price:** \$280,000  
**Method:** Sale  
**Date:** 28/01/2020  
**Property Type:** House (Res)  
**Land Size:** 227 sqm approx



**9a Farnsworth St EAGLEHAWK 3556 (VG)**

Agent Comments



**Price:** \$275,000  
**Method:** Sale  
**Date:** 06/02/2020  
**Property Type:** House (Res)  
**Land Size:** 251 sqm approx