

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

14 Philpot Street, Long Gully Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$460,000

Median sale price

Median price \$455,000 Property Type House Suburb Long Gully

Period - From 01/10/2023 to 31/12/2023 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	57 Bennett St LONG GULLY 3550	\$477,000	23/11/2023
2	23 Grant St LONG GULLY 3550	\$463,000	09/02/2024
3	20 Semmens St LONG GULLY 3550	\$432,500	02/04/2023

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:

22/02/2024 16:14



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Rooms: 5
Property Type: House
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$460,000
Median House Price
December quarter 2023: \$455,000

Comparable Properties



57 Bennett St LONG GULLY 3550 (REI/VG)

Agent Comments

3 1 4

Price: \$477,000
Method: Private Sale
Date: 23/11/2023
Property Type: House
Land Size: 663 sqm approx



23 Grant St LONG GULLY 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$463,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 700 sqm approx



20 Semmens St LONG GULLY 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$432,500
Method: Private Sale
Date: 02/04/2023
Property Type: House
Land Size: 664 sqm approx