

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

17 Moran Street, Long Gully Vic 3550

Indicative selling price

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

Range between \$495,000 & \$525,000

Median sale price

Median price \$342,000 Property Type House Suburb Long Gully

Period - From 01/10/2020 to 30/09/2021 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	81 Eaglehawk Rd IRONBARK 3550	\$530,000	02/11/2021
2	24 Buckley St BENDIGO 3550	\$505,000	09/11/2020
3	5 Duncan St LONG GULLY 3550	\$475,000	27/08/2021

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:

17/11/2021 16:57



3 1 2

Property Type: HOUSE

Agent Comments

Indicative Selling Price

\$495,000 - \$525,000

Median House Price

Year ending September 2021: \$342,000

Comparable Properties



81 Eaglehawk Rd IRONBARK 3550 (REI)

Agent Comments

3 1 1

Price: \$530,000

Method: Private Sale

Date: 02/11/2021

Property Type: House

Land Size: 1012 sqm approx



24 Buckley St BENDIGO 3550 (REI/VG)

Agent Comments

4 3 3

Price: \$505,000

Method: Private Sale

Date: 09/11/2020

Property Type: House

Land Size: 518 sqm approx



5 Duncan St LONG GULLY 3550 (REI)

Agent Comments

3 1 1

Price: \$475,000

Method: Private Sale

Date: 27/08/2021

Property Type: House

Land Size: 506 sqm approx