

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 23-25 Wood Street, Long Gully Vic 3550

Indicative selling price

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

Range between

\$329,000

&

\$339,000

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 two kilometres of the property for sale in the last six 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	74 Sternberg St KENNINGTON 3550	\$335,000	25/05/2020
2	6/18a Emmett St GOLDEN SQUARE 3555	\$325,000	13/02/2020
3	43b Watson Av CALIFORNIA GULLY 3556	\$319,500	06/03/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/07/2020 15:13



3 2 2

Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

Indicative Selling Price

\$329,000 - \$339,000

Median House Price

09/07/2019 - 08/07/2020: \$290,000

Comparable Properties



74 Sternberg St KENNINGTON 3550 (VG)

Agent Comments

3 - -

Price: \$335,000

Method: Sale

Date: 25/05/2020

Property Type: Townhouse (Single)

Land Size: 342 sqm approx



6/18a Emmett St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 2 2

Price: \$325,000

Method: Private Sale

Date: 13/02/2020

Rooms: 5

Property Type: House



43b Watson Av CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

3 2 2

Price: \$319,500

Method: Private Sale

Date: 06/03/2020

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 364 sqm approx