

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

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