

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 Wells Street, Long Gully Vic 3550

Indicative selling price

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

Range between \$239,000 & \$259,000

Median sale price

Median price \$270,000 House ☒ Unit ☐ Suburb or locality Long Gully

Period - From 01/04/2018 to 31/03/2019 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 eighteen 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	15 Weatherall St CALIFORNIA GULLY 3556	\$259,000	05/04/2019
2	2 Knappe St LONG GULLY 3550	\$250,000	05/04/2019
3	41 Moran St LONG GULLY 3550	\$245,000	18/01/2019

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 eighteen months.



3 1 4

Rooms:
Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$239,000 - \$259,000
Median House Price
Year ending March 2019: \$270,000

Comparable Properties



15 Weatherall St CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

2 1 2

Price: \$259,000
Method: Private Sale
Date: 05/04/2019
Rooms: 4
Property Type: House
Land Size: 778 sqm approx



2 Knappe St LONG GULLY 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$250,000
Method: Private Sale
Date: 05/04/2019
Rooms: -
Property Type: House
Land Size: 1159 sqm approx

41 Moran St LONG GULLY 3550 (VG)

Agent Comments

3 - -

Price: \$245,000
Method: Sale
Date: 18/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 978 sqm approx