

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

41 Creeth Street, Long Gully Vic 3550

Indicative selling price

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

Range between \$400,000 & \$425,000

Median sale price

Median price \$424,500 Property Type House Suburb Long Gully

Period - From 01/10/2021 to 30/09/2022 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	10 Mccoll St BENDIGO 3550	\$415,000	15/08/2022
2	10 Knape St LONG GULLY 3550	\$400,000	30/09/2022
3	29 Mackenzie St.W GOLDEN SQUARE 3555	\$400,000	04/11/2022

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:

16/12/2022 09:33



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Property Type: House
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
 \$400,000 - \$425,000
Median House Price
 Year ending September 2022: \$424,500

Comparable Properties



10 Mccoll St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$415,000
Method: Private Sale
Date: 15/08/2022
Property Type: House
Land Size: 538 sqm approx



10 Knappe St LONG GULLY 3550 (REI/VG)

Agent Comments

4 1 2

Price: \$400,000
Method: Private Sale
Date: 30/09/2022
Property Type: House
Land Size: 1162 sqm approx



29 Mackenzie St.W GOLDEN SQUARE 3555 (REI)

Agent Comments

3 1 1

Price: \$400,000
Method: Private Sale
Date: 04/11/2022
Property Type: House (Res)
Land Size: 636 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000