

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

54 Moran Street, Long Gully Vic 3550

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$507,000 Property Type House Suburb Long Gully

Period - From 01/01/2022 to 31/03/2022 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	12-16 Lisle St GOLDEN SQUARE 3555	\$550,000	27/01/2022
2	6-10 Bell St IRONBARK 3550	\$530,000	11/03/2022
3	195 Holdsworth Rd NORTH BENDIGO 3550	\$520,000	07/02/2022

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:

13/05/2022 18:51



Property Type:
Land Size: 1797 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$570,000
Median House Price
March quarter 2022: \$507,000

Comparable Properties



12-16 Lisle St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 27/01/2022
Property Type: Land
Land Size: 2561.34 sqm approx



6-10 Bell St IRONBARK 3550 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 11/03/2022
Property Type: House
Land Size: 839 sqm approx



195 Holdsworth Rd NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 07/02/2022
Property Type: House
Land Size: 1306 sqm approx