Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$500,000

Property	offered	for sale
-----------------	---------	----------

Address	16 Kinross Street, Long Gully Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$495,000	&	\$535,000
Range between	\$495,000	&	\$535,000

Median sale price

Median price	\$455,000	Pro	perty Type	House		Suburb	Long Gully
Period - From	01/10/2023	to	31/12/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

16 Philpot St LONG GULLY 3550

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.

A	ddress of comparable property	Price	Date of sale
1	74 Victoria St EAGLEHAWK 3556	\$545,000	14/09/2023
2	395 Eaglehawk Rd EAGLEHAWK 3556	\$526,500	06/12/2023

OR

3

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.

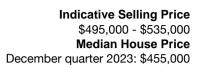
This Statement of Information was prepared on:	09/02/2024 17:41



23/11/2023



Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au







Property Type: House Land Size: 1000 approx sqm

Agent Comments

Comparable Properties



74 Victoria St EAGLEHAWK 3556 (REI/VG)



Price: \$545,000 Method: Private Sale Date: 14/09/2023 Property Type: House Land Size: 920 sqm approx **Agent Comments**



395 Eaglehawk Rd EAGLEHAWK 3556

(REI/VG)





Price: \$526,500 Method: Private Sale Date: 06/12/2023 Property Type: House Land Size: 1010 sqm approx Agent Comments



16 Philpot St LONG GULLY 3550 (REI/VG)





Price: \$500,000 Method: Private Sale Date: 23/11/2023 Property Type: House Land Size: 815 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



