

# 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

19 Grant Street, Long Gully Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$375,000

### Median sale price

Median price \$392,800 Property Type House Suburb Long Gully

Period - From 01/01/2023 to 31/12/2023 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	1 Arblaster St CALIFORNIA GULLY 3556	\$380,000	18/07/2023
2	3 Dean St LONG GULLY 3550	\$373,000	05/04/2023
3	3-5 Dean St LONG GULLY 3550	\$373,000	24/04/2023

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:

27/02/2024 14:38



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1524 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$375,000  
**Median House Price**  
Year ending December 2023: \$392,800

## Comparable Properties

1 Arblaster St CALIFORNIA GULLY 3556 (VG) **Agent Comments**



**Price:** \$380,000  
**Method:** Sale  
**Date:** 18/07/2023  
**Property Type:** House (Res)  
**Land Size:** 1285 sqm approx



3 Dean St LONG GULLY 3550 (VG) **Agent Comments**



**Price:** \$373,000  
**Method:** Sale  
**Date:** 05/04/2023  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1588 sqm approx



3-5 Dean St LONG GULLY 3550 (REI) **Agent Comments**



**Price:** \$373,000  
**Method:** Private Sale  
**Date:** 24/04/2023  
**Property Type:** House  
**Land Size:** 1614 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**