#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	19 Grant 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	\$350,000	&	\$375,000
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#### Median sale price

Median price	\$392,800	Pro	perty 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





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

**Agent Comments** 

### Comparable Properties

1 Arblaster St CALIFORNIA GULLY 3556 (VG)

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Price: \$380,000 Method: Sale Date: 18/07/2023

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Property Type: House (Res) Land Size: 1285 sqm approx

Agent Comments

Agent Comments

**Agent Comments** 



3 Dean St LONG GULLY 3550 (VG)

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**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)

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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





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