

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 and
postcode

31B ROSE STREET LONG GULLY VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Long Gully

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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

2A WALLAN STREET CALIFORNIA GULLY VIC 3556	\$470,000	13-Dec-22
16 PARSONAGE GROVE EAGLEHAWK VIC 3556	\$515,000	27-Jul-23
13 CASLEY STREET LONG GULLY VIC 3550	\$525,000	26-Jun-23

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: 03 April 2024



2A WALLAN STREET CALIFORNIA GULLY VIC 3556

3 1 1

Sold Price

\$470,000

Sold Date

13-Dec-22

Distance

0.24km



16 PARSONAGE GROVE EAGLEHAWK VIC 3556

3 1 2

Sold Price

\$515,000

Sold Date

27-Jul-23

Distance

1.63km



13 CASLEY STREET LONG GULLY VIC 3550

3 2 1

Sold Price

\$525,000

Sold Date

26-Jun-23

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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