

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16A DANIEL STREET, LONG GULLY, VIC

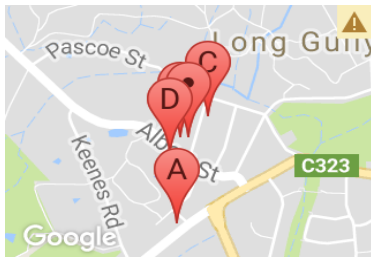


Indicative Selling Price

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

Price Range: \$295,000 to \$326,000

MEDIAN SALE PRICE



LONG GULLY, VIC, 3550

Suburb Median Sale Price (Other)

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



42 SPARROWHAWK RD, LONG GULLY, VIC



Sale Price

Price Withheld

Sale Date: 30/06/2017

Distance from Property: 314m



4/26 ALBERT ST, LONG GULLY, VIC 3550

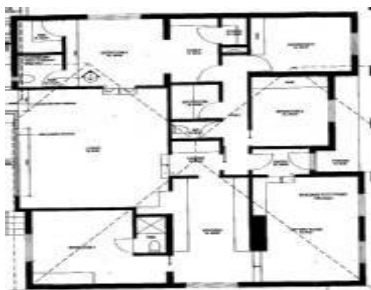


Sale Price

\$318,000

Sale Date: 08/07/2014

Distance from Property: 27m



1 DANIEL ST, LONG GULLY, VIC 3550



Sale Price

\$285,000

Sale Date: 27/01/2015

Distance from Property: 101m



This report has been compiled on 05/10/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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25 ALBERT ST, LONG GULLY, VIC 3550

 3  2  1

Sale Price

\$290,000

Sale Date: 01/06/2015

Distance from Property: 79m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16A DANIEL STREET, LONG GULLY, VIC 3550

Indicative selling price

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

Price Range: \$295,000 to \$326,000

Median sale price

Median price

House

Unit

Suburb

LONG GULLY

Period

01 October 2016 to 30 September 2017

Source

pricfinder

Comparable property sales

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
42 SPARROWHAWK RD, LONG GULLY, VIC 3550	Price Withheld	30/06/2017
4/26 ALBERT ST, LONG GULLY, VIC 3550	\$318,000	08/07/2014
1 DANIEL ST, LONG GULLY, VIC 3550	\$285,000	27/01/2015
25 ALBERT ST, LONG GULLY, VIC 3550	\$290,000	01/06/2015