

## 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

6 Walker 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

\$260,000

&

\$275,000

#### Median sale price

Median price

\$260,000

House

X

Unit

Suburb or locality

Long Gully

Period - From

01/01/2017

to

31/12/2017

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 eighteen 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	44 Sparrowhawk Rd LONG GULLY 3550	\$280,000	23/11/2017
2	20 Gundry St LONG GULLY 3550	\$275,000	02/10/2017
3	1 Walker St LONG GULLY 3550	\$260,000	29/08/2017

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 eighteen months.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1075 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$260,000 - \$275,000  
**Median House Price**  
Year ending December 2017: \$260,000

## Comparable Properties



**44 Sparrowhawk Rd LONG GULLY 3550 (REI/VG)**

Agent Comments



**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 23/11/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1000 sqm approx



**20 Gundry St LONG GULLY 3550 (REI/VG)**

Agent Comments



**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 02/10/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 925 sqm approx



**1 Walker St LONG GULLY 3550 (REI/VG)**

Agent Comments



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 29/08/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 712 sqm approx