

### 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 andpostcode

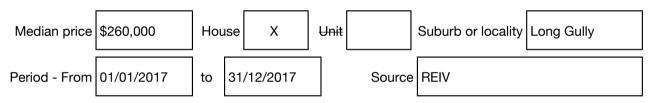
Address 6 Walker Street, Long Gully Vic 3550 uburb or postcode

#### Indicative selling price

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

ι	\$275,000
	4

#### Median sale price



#### 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.

#### Account - Step Up Property

propertydata

#### Generated: 08/02/2018 21:06

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Jaylee Dixon 0490035610 office@stepupproperty.com.au





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)



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



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

#### Agent Comments

Agent Comments

Account - Step Up Property

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