

Gavin Butler

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

7/25 Albert Street Long Gully VIC 3550

 3  3  2

Indicative Selling Price

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

Range between \$345,000 & \$360,000













Median Sale Price

\$262,500 Houses in Long gully between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

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.

	9 Walker Street Long Gully VIC 3550  3  2  2	Sold Price ^{RS} \$370,000 ^{UN}	Sold Date 09-May-19	Distance 0.31km
	18 Black Street Long Gully VIC 3550  3  2  2	Sold Price \$410,000	Sold Date 04-May-18	Distance 1.59km
	2/4A Ruth Street Golden Square VIC 3555  3  2  2	Sold Price \$340,000	Sold Date 14-Aug-18	Distance 1.65km

RS = Recent sale

UN = Undisclosed Sale

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