

## 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 2/15 Stringybark Place, Longwarry Victoria 3816

### Indicative selling price

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

Single price \$\* or range between \$320,000 & \$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$267,000 \*House \*Unit X Suburb or locality Longwarry  
Period - From Feb 2016 to Jan 2017 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
1. 31 Proctor Road, Longwarry Victoria 3816	\$310,000	30/5/2016
2. 7 Eacott Street, Longwarry Victoria 3816	\$313,000	30/3/2016
3. 40 Stockman Way, Longwarry Victoria 3816	\$305,000	9/2/2017

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 18 months.

Property data source: CoreLogic. Generated on 30 April 2017.

