

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 36 (Lot 211) Bandicoot Circuit, LONGWARRY 3816

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$360,000**

## Median sale price

Median **House** for **LONGWARRY** for period **Oct 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$440,000**

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**12 Rufous Street,**  
Longwarry 3816

**Price \$435,000** Sold 28  
September 2018

**3 Eastern Barred Circuit,**  
Longwarry 3816

**Price \$415,000** Sold 19  
November 2018

**12 Eastern Barred Circuit,**  
Longwarry 3816

**Price \$405,000** Sold 09  
January 2019

This Statement of Information was prepared on 16th Sep 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

2 baths

1 parking

## Stockdale & Leggo Pakenham

9/22 - 26 Bald Hill Road,  
Pakenham VIC 3810

## Contact agents



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