

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 and
postcode

31 WATTLE WAY LONGWARRY VIC 3816

Indicative selling price

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

Single Price

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,750

Property type

House

Suburb

Longwarry

Period-from

01 Mar 2021

to

28 Feb 2022

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

12 PROCTOR ROAD LONGWARRY VIC 3816	\$530,000	04-Nov-21
10 EACOTT STREET LONGWARRY VIC 3816	\$510,000	30-Nov-21
2/21 OAK AVENUE LONGWARRY VIC 3816	\$545,000	04-Dec-21

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.

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12 PROCTOR ROAD LONGWARRY VIC 3816

Sold Price

\$530,000

Sold Date

04-Nov-21

3 2 2

Distance

-



10 EACOTT STREET LONGWARRY VIC 3816

Sold Price

\$510,000

Sold Date

30-Nov-21

3 2 2

Distance

0.08km



2/21 OAK AVENUE LONGWARRY VIC 3816

Sold Price

\$545,000

Sold Date

04-Dec-21

3 2 2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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