



STATEMENT OF INFORMATION

345 PRINCES WAY, LONGWARRY NORTH, VIC 3816

PREPARED BY LIFESTYLE & ACREAGE REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



345 PRINCES WAY, LONGWARRY NORTH,  4  2  6

Indicative Selling Price

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

Price Range: **\$1,150,000 to \$1,250,000**

MEDIAN SALE PRICE



LONGWARRY NORTH, VIC, 3816

Suburb Median Sale Price (House)

\$882,750

01 January 2024 to 31 December 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



20 GARDNER AND HOLMAN RD, DROUIN, VIC  -  -  -

Sale Price

\$1,000,000

Sale Date: 10/09/2024

Distance from Property: 5.8km



14 FAIRWAY DR, DROUIN, VIC 3818  4  2  6

Sale Price

\$1,050,000

Sale Date: 22/04/2024

Distance from Property: 4.4km



2 BERRYMAN RD, LONGWARRY NORTH, VIC  3  3  12

Sale Price

\$863,000

Sale Date: 17/01/2024

Distance from Property: 3.7km



This report has been compiled on 10/01/2025 by Lifestyle & Acreage Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

345 PRINCES WAY, LONGWARRY NORTH, VIC 3816

Indicative selling price

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

Price Range: \$1,150,000 to \$1,250,000


Median sale price

Median price: \$882,750

Property type: House

Suburb: LONGWARRY NORTH

Period: 01 January 2024 to 31 December 2024

Source: 

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 agents representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 20 GARDNER AND HOLMAN RD, DROUIN, VIC 3818 | \$1,000,000 | 10/09/2024 |
| 14 FAIRWAY DR, DROUIN, VIC 3818 | \$1,050,000 | 22/04/2024 |
| 2 BERRYMAN RD, LONGWARRY NORTH, VIC 3816 | \$863,000 | 17/01/2024 |

This Statement of Information was prepared on: 10/01/2025