

## 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

3/10 FLINDERS ROAD LONGWARRY VIC 3816

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,000

Property type

House

Suburb

Longwarry

Period-from

01 Nov 2023

to

31 Oct 2024

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

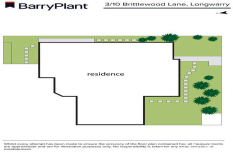







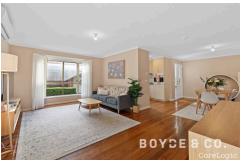



Date of sale

3/10 BRITTLEWOOD LANE LONGWARRY VIC 3816	\$485,000	07-Aug-23
1/12 MCCRAE STREET LONGWARRY VIC 3816	\$488,000	19-Feb-24
4/11A ABECKETT ROAD BUNYIP VIC 3815	\$485,000	26-Sep-23

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.

This Statement of Information was prepared on: 01 November 2024

	<b>3/10 BRITTLEWOOD LANE LONGWARRY VIC 3816</b>  3  2  -	Sold Price <b>\$485,000</b> Sold Date <b>07-Aug-23</b>  Distance <b>0.42km</b>
	<b>1/12 MCCRAE STREET LONGWARRY VIC 3816</b>  3  1  1	Sold Price <b>\$488,000</b> Sold Date <b>19-Feb-24</b>  Distance <b>0.46km</b>
	<b>4/11A ABECKETT ROAD BUNYIP VIC 3815</b>  3  2  1	Sold Price <b>\$485,000</b> Sold Date <b>26-Sep-23</b>  Distance <b>4.13km</b>

RS = Recent sale      UN = Undisclosed Sale

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