

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

5 Collett Street 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

or range
between

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

House

Suburb

Longwarry

Period-from

01 Oct 2020

to

30 Sep 2021

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

23 Collett Street Longwarry VIC 3816	\$500,000	13-Aug-21
5 Oak Avenue Longwarry VIC 3816	\$495,000	14-Dec-20
7 Driftwood Street Longwarry VIC 3816	\$510,000	23-Aug-20

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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23 Collett Street Longwarry VIC 3816

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **13-Aug-21**

 3  2  4

Distance **0.21km**



5 Oak Avenue Longwarry VIC 3816

Sold Price **\$495,000** Sold Date **14-Dec-20**

 4  2  2

Distance **0.25km**



7 Driftwood Street Longwarry VIC 3816

Sold Price **\$510,000** Sold Date **23-Aug-20**

 4  2  2

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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