

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 13 Gum Nut Street Longwarry

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 \$*340,000 & \$*374,000

Median sale price

(*Delete house or unit as applicable)

Median price \$345,150

*House

X

*Unit

Suburb or
locality Longwarry

Period - From 24 April 2016 to 24 April 2017

Source Real Estate . Com

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
42 Proctor Road Longwarry	\$350,000	18/7/2016
13 Brittle wood Lane Longwarry	\$350,000	2/2/2017
13 Oak Avenue Longwarry	\$365,000	3/5/2016

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.