

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

21 Princes Avenue Longwarry Vic 3816

### Indicative selling price

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

Single price

\$\*

or range between

\$410,000

&

\$450,000

### Median sale price

Median price

\$405,000

Property type

House

Suburb

Longwarry

Period - From

01/10/2019

to

30/09/2020

Source

CoreLogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 4 McCrae Street Longwarry	\$432,500	14/04/2020
2. 20 Stockman Way Longwarry	\$440,000	03/08/2020
3. 17 Stockman Way Longwarry	\$445,000	11/07/2020

This Statement of Information was prepared on: 09/10/2020