

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 Western Barred Place 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

\$185,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$195,000

Property type

Land

Suburb

Longwarry

Period-from

01 Jul 2019

to

30 Jun 2020

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 Western Barred Place Longwarry VIC 3816	\$195,000	18-Feb-20
6 Western Barred Place Longwarry VIC 3816	\$240,000	02-Mar-20
11 Western Barred Place Longwarry VIC 3816	\$210,000	28-Jan-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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**3 Western Barred Place Longwarry
VIC 3816**

Sold Price

\$195,000

Sold Date

18-Feb-20

- -

Distance

0.01km



**6 Western Barred Place Longwarry
VIC 3816**

Sold Price

\$240,000

Sold Date

02-Mar-20

- -

Distance

0.05km



**11 Western Barred Place Longwarry
VIC 3816**

Sold Price

\$210,000

Sold Date

28-Jan-20

- -

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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