

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

4 WENN 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

\$650,000

&

\$698,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

House

Suburb

Longwarry

Period-from

01 Aug 2021

to

31 Jul 2022

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

27 WITTON STREET LONGWARRY VIC 3816	\$685,000	29-Apr-22
5 ANDERSON STREET BUNYIP VIC 3815	\$695,000	16-Aug-22
24 NASH ROAD BUNYIP VIC 3815	\$670,000	04-Apr-22

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: 29 August 2022



27 WITTON STREET LONGWARRY VIC 3816

 4  2  2

Sold Price

\$685,000

Sold Date

29-Apr-22

Distance

0.49km



5 ANDERSON STREET BUNYIP VIC 3815

 4  2  2

Sold Price

^{RS} **\$695,000**

Sold Date

16-Aug-22

Distance

4.09km



24 NASH ROAD BUNYIP VIC 3815

 3  2  3

Sold Price

\$670,000

Sold Date

04-Apr-22

Distance

4.56km

RS = Recent sale

UN = Undisclosed Sale

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