

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

LOT 317 Bandicoot Circuit 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Longwarry

Period-from

01 May 2019

to

30 Apr 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

8 Bandicoot Circuit Longwarry VIC 3816	\$190,000	10-Feb-20
11 Wattle Way Longwarry VIC 3816	\$397,500	04-Nov-19
38 Bandicoot Circuit Longwarry VIC 3816	\$385,000	23-Sep-19

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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8 Bandicoot Circuit Longwarry VIC 3816

Sold Price

\$190,000

Sold Date **10-Feb-20**

3 2 2

Distance -



11 Wattle Way Longwarry VIC 3816

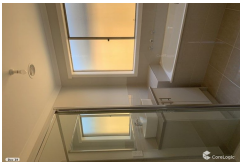
Sold Price

\$397,500

Sold Date **04-Nov-19**

3 2 2

Distance **0.1km**



38 Bandicoot Circuit Longwarry VIC 3816

Sold Price

\$385,000

Sold Date **23-Sep-19**

3 2 2

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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