

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3 Acacia Court, 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 \$430,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$410,000

*House X

*Unit

Suburb
or locality

Longwarry

Period - From May 2018

to May 2019

Source Core Logic

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
1	13 Acacia Court, Longwarry	\$440,000	21/05/2018
2	12 Stockman Way, Longwarry	\$440,000	27/11/2018
3	7 Driftwood Street, Longwarry	\$445,000	15/09/2018

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.