



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 435 EDGAR ROAD, LONGWARRY 3816

House

4 beds

3 baths

7 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$580,000 - \$638,000

### Median sale price

Median **House** for **LONGWARRY** for period **Mar 2018 - Mar 2019**

Sourced from **Realestate.com.au**.

## \$485,000

### Comparable property sales

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 the most comparable to the property for sale.

**19-21 Collett Street,**  
Longwarry 3816

**Price \$990,000** Sold 12  
February 2018

**105 Ringin Road,**  
Drouin South 3818

**Price \$815,000** Sold 01 May  
2018

**75 Preston Road,**  
Ripplebrook 3818

**Price \$550,000** Sold 25  
January 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.au.

### Elders Real Estate Yarragon

2/117 Princes Highway,  
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### Contact agents



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