

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

22 Eastern Barred 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

\$405,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$205,000

Property type

Land

Suburb

Longwarry

Period-from

01 Sep 2018

to

31 Aug 2019

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

20 Eastern Barred Circuit Longwarry VIC 3816	\$410,000	13-May-19
12 Eastern Barred Circuit Longwarry VIC 3816	\$405,000	09-Jan-19
12 Rufous Street Longwarry VIC 3816	\$435,000	28-Sep-18

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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**20 Eastern Barred Circuit
Longwarry VIC 3816**

4 2 2

Sold Price **\$410,000** Sold Date **13-May-19**

Distance **0.01km**



**12 Eastern Barred Circuit Longwarry
VIC 3816**

4 2 2

Sold Price **\$405,000** Sold Date **09-Jan-19**

Distance **0.05km**



**12 Rufous Street Longwarry VIC
3816**

4 2 2

Sold Price **\$435,000** Sold Date **28-Sep-18**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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