



Karen McCormick  
P 03 5629 9014  
M 0488 580 485  
E karen@kmrealestate.com.au

## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

8 Eastern Barred Circuit Longwarry VIC 3816

4 2 2

### Indicative Selling Price

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

Single Price \$435,000

### Median Sale Price

\$390,000 Houses in Longwarry between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



<b>2 Eastern Barred Circuit Longwarry VIC 3816</b>	Sold Price	<b>\$380,000</b>	Sold Date	<b>18-Jan-18</b>
4  2  2			Distance	<b>0.04km</b>



<b>12 Rufous Street Longwarry VIC 3816</b>	Sold Price	<b>\$435,000</b>	Sold Date	<b>06-Sep-18</b>
4  2  2			Distance	<b>0.09km</b>



<b>10 Rufous Street Longwarry VIC 3816</b>	Sold Price	<b>\$380,000</b>	Sold Date	<b>06-Jan-18</b>
4  2  2			Distance	<b>0.1km</b>

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