

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 21 Princes Avenue, Longwarry 3816

### Indicative selling price

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

\$300,000

&

\$330,000

### Median sale price

Median price \$376,750

House

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Suburb or  
locality

Longwarry 3816

Period - From Feb 2018

to

Feb 2017

Source

RealEstate.com

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1: 10 Drouin Road, Longwarry 3816	\$ 330,000	01/11/2017
2: 37 Church Street, Longwarry 3816	\$ 329,500	15/02/2017
3: 17 Driftwood Street, Longwarry 3816	\$ 312,000	15/09/2017

Property data source: [RP Propertydata.com.au](http://RPPropertydata.com.au) Generated on 18/02/2018