

# STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

# Sections 47AF of the Estate Agents Act 1980

# Property offered for sale

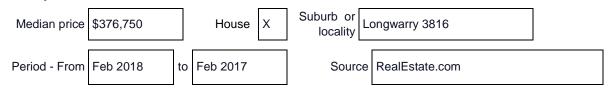
Address Including suburb and 21 Princes Avenue, Longwarry 3816 postcode

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$300,000 & \$330,000

#### Median sale price



### **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 Generated on 18/02/2018