STATEMENT OF INFORMATION

Prepared on 07 May 2017

House Offered for Sale

4/10 Toy Street Longwarry VIC 3816

4 2 2

Indicative Selling Price

$350,000

Median Sale Price of Houses in Longwarry between Feb 2016 - Jan 2017

$330,000 (Source: CoreLogic)

Comparable 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

16 Eacott Street Longwarry VIC 3816

4 2 2

Sold Price	**$368,000**
Sold Date	14-Jun-16
Distance	0.61km

42 Waratah Street Longwarry VIC 3816

3 2 2

Sold Price	**$360,100**
Sold Date	18-Mar-17
Distance	0.43km

5 Eacott Street Longwarry VIC 3816

4 2 2

Sold Price	**$346,500**
Sold Date	07-Jun-16
Distance	0.55km

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