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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

60 Cook Road, Longwarry 3816

### Indicative selling price

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

Range between 

\$765,000

 & 

\$810,000

### Median sale price

Median price

\$379,000

House

X

Suburb or  
locality

Longwarry 3816

Period - From

March 2017

to

March 2018

Source

REA.com.au

### Comparable property sales

- 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.