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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 13 First Street, Longwarry 3816

**Indicative selling price**

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

\$420,000

&

\$460,000

**Median sale price**

Median price \$435,000

\*House

X

\*Unit

Suburb Longwarry

Period - From 1<sup>st</sup> April 2018 to 30<sup>th</sup> April 2019

Source [realestate.com.au](http://realestate.com.au)

**Comparable property sales** (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 14 Witton Street, Longwarry  | \$450,000 | 18.12.18     |
| 2 40 Proctor Road, Longwarry   | \$440,000 | 26.11.18     |
| 3 45 Princes Avenue, Longwarry | \$450,000 | 21.11.18     |

