

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

255 Sand Road Longwarry VIC 3816

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

House

Suburb

Longwarry

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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

A* 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

84 Newell Road Longwarry VIC 3816	\$880,000	17-Aug-20
350 Sand Road Longwarry VIC 3816	\$912,500	22-Feb-21
194 Princes Way Longwarry VIC 3816	\$880,000	10-Jan-20

OR

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.~~

This Statement of Information was prepared on: 09 March 2021

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 Private Inspections Only. To ensure the health and well-being of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding. 1 person only per private inspection with agents No touching Please refrain from touching anything during the inspection Social distancing Please allow full circle and 1.5m outside Please do not enter 2 days before 1. Please do not enter 2 days before 2. Please do not enter 2 days before 3. Please do not enter 2 days before 4. Please do not enter 2 days before 5. Please do not enter 2 days before 6. Please do not enter 2 days before 7. Please do not enter 2 days before 8. Please do not enter 2 days before 9. Please do not enter 2 days before 10. Please do not enter 2 days before 11. Please do not enter 2 days before 12. Please do not enter 2 days before 13. Please do not enter 2 days before 14. Please do not enter 2 days before 15. Please do not enter 2 days before 16. Please do not enter 2 days before 17. Please do not enter 2 days before 18. Please do not enter 2 days before 19. Please do not enter 2 days before 20. Please do not enter 2 days before 21. Please do not enter 2 days before 22. Please do not enter 2 days before 23. Please do not enter 2 days before 24. Please do not enter 2 days before 25. Please do not enter 2 days before 26. Please do not enter 2 days before 27. Please do not enter 2 days before 28. Please do not enter 2 days before 29. Please do not enter 2 days before 30. Please do not enter 2 days before 31. Please do not enter 2 days before 32. Please do not enter 2 days before 33. Please do not enter 2 days before 34. Please do not enter 2 days before 35. Please do not enter 2 days before 36. Please do not enter 2 days before 37. Please do not enter 2 days before 38. Please do not enter 2 days before 39. Please do not enter 2 days before 40. Please do not enter 2 days before 41. Please do not enter 2 days before 42. Please do not enter 2 days before 43. Please do not enter 2 days before 44. Please do not enter 2 days before 45. Please do not enter 2 days before 46. Please do not enter 2 days before 47. Please do not enter 2 days before 48. Please do not enter 2 days before 49. Please do not enter 2 days before 50. Please do not enter 2 days before 51. Please do not enter 2 days before 52. Please do not enter 2 days before 53. Please do not enter 2 days before 54. Please do not enter 2 days before 55. Please do not enter 2 days before 56. Please do not enter 2 days before 57. Please do not enter 2 days before 58. Please do not enter 2 days before 59. Please do not enter 2 days before 60. Please do not enter 2 days before 61. Please do not enter 2 days before 62. Please do not enter 2 days before 63. Please do not enter 2 days before 64. Please do not enter 2 days before 65. Please do not enter 2 days before 66. Please do not enter 2 days before 67. Please do not enter 2 days before 68. Please do not enter 2 days before 69. Please do not enter 2 days before 70. Please do not enter 2 days before 71. Please do not enter 2 days before 72. Please do not enter 2 days before 73. Please do not enter 2 days before 74. Please do not enter 2 days before 75. Please do not enter 2 days before 76. Please do not enter 2 days before 77. Please do not enter 2 days before 78. Please do not enter 2 days before 79. Please do not enter 2 days before 80. Please do not enter 2 days before 81. Please do not enter 2 days before 82. Please do not enter 2 days before 83. Please do not enter 2 days before 84. Please do not enter 2 days before 85. Please do not enter 2 days before 86. Please do not enter 2 days before 87. Please do not enter 2 days before 88. Please do not enter 2 days before 89. Please do not enter 2 days before 90. Please do not enter 2 days before 91. Please do not enter 2 days before 92. Please do not enter 2 days before 93. Please do not enter 2 days before 94. Please do not enter 2 days before 95. Please do not enter 2 days before 96. Please do not enter 2 days before 97. Please do not enter 2 days before 98. Please do not enter 2 days before 99. Please do not enter 2 days before 100. Please do not enter 2 days before	84 Newell Road Longwarry VIC 3816	Sold Price \$880,000 Sold Date 17-Aug-20
	 4  2  4	Distance 0.95km
 HELP TO PREVENT THE SPREAD OF COVID-19 Property Inspection Practice Safety measures Appointments	350 Sand Road Longwarry VIC 3816	Sold Price ^{RS} \$912,500 Sold Date 22-Feb-21
	 3  2  4	Distance 0.99km
	194 Princes Way Longwarry VIC 3816	Sold Price \$880,000 Sold Date 10-Jan-20
	 3  2  9	Distance 1.09km

RS = Recent sale UN = Undisclosed Sale

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