

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

14 SERENITY COURT 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

\$610

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Land

Suburb

Longwarry

Period-from

01 Nov 2021

to

31 Oct 2022

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

40 WARATAH STREET LONGWARRY VIC 3816	\$627,500	20-Aug-22
15 SERENITY COURT LONGWARRY VIC 3816	\$610,265	24-Jun-22
12 BANDICOOT CIRCUIT LONGWARRY VIC 3816	\$613,000	19-Jul-22

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: 25 November 2022

**40 WARATAH STREET
LONGWARRY VIC 3816**

3
 2
 2

Sold Price **\$627,500** Sold Date **20-Aug-22**Distance **0.96km****15 SERENITY COURT LONGWARRY
VIC 3816**

4
 2
 2

Sold Price ^{RS} **\$610,265** Sold Date **24-Jun-22**Distance **0.02km**

15 Serenity Court, Longwarry
15 Serenity Court, Longwarry VIC 3816

**12 BANDICOOT CIRCUIT
LONGWARRY VIC 3816**

4
 2
 2

Sold Price **\$613,000** Sold Date **19-Jul-22**Distance **0.86km**

12 Bandicoot Circuit, Longwarry VIC 3816
12 Bandicoot Circuit, Longwarry VIC 3816

RS = Recent sale

UN = Undisclosed Sale

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