

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**49 JOHNSON STREET, LONGWARRY, VIC**

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Indicative Selling Price

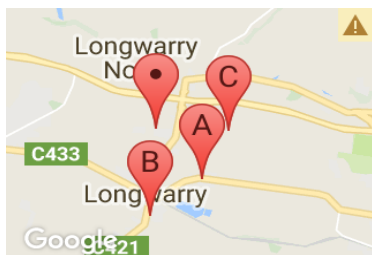
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$740,000

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE

**LONGWARRY, VIC, 3816**

Suburb Median Sale Price (House)

\$621,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**130 LONGWARRY-DROUIN RD, LONGWARRY,**

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Sale Price

\$560,000

Sale Date: 24/11/2016

Distance from Property: 1.9km

**10 COLLETT ST, LONGWARRY, VIC 3816**

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Sale Price

\$505,000

Sale Date: 13/05/2016

Distance from Property: 2.5km

**155 CORDUROY RD, LONGWARRY, VIC 3816**

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Sale Price

\$590,000

Sale Date: 29/11/2016

Distance from Property: 1.9km



This report has been compiled on 10/10/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 JOHNSON STREET, LONGWARRY, VIC 3816

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$740,000

Median sale price

Median price

\$621,000

House

Unit


Suburb

LONGWARRY

Period

01 July 2017 to 30 September 2017

Source



Comparable property sales

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
130 LONGWARRY-DROUIN RD, LONGWARRY, VIC 3816	\$560,000	24/11/2016
10 COLLETT ST, LONGWARRY, VIC 3816	\$505,000	13/05/2016
155 CORDUROY RD, LONGWARRY, VIC 3816	\$590,000	29/11/2016