

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb or  
locality and postcode

1 Newell Road Longwarry Vic 3816

**Indicative selling price**

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

Single price \$8,000,000

or range between \$

&

\$

**Median sale price**

Median price \$535,000

Property type House

Suburb

Period - From 01/08/2021

to

31/07/2021

Source

Corelogic

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

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 12/08/2022