



**first  
national**  
REAL ESTATE

# Neilson Partners

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

120 Sand 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)

Single price NA or range between \$950,000 & \$1,000,000

#### Median sale price

Median price \$380,000 \*House x \*unit NA Suburb or locality Longwarry

Period - From March 2017 to April 2018 Source Corelogic

#### Comparable property sales

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.