

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

43 Kennedy Street 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

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,500

Property type

House

Suburb

Longwarry

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/2 Witton Street Longwarry VIC 3816	\$330,000	20-Feb-19
43A Princes Avenue Longwarry VIC 3816	\$355,000	24-Sep-18
9/3 Abeckett Road Bunyip VIC 3815	\$370,000	31-Jan-19

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: 12 September 2019

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1/2 Witton Street Longwarry VIC 3816

Sold Price

\$330,000

Sold Date

20-Feb-19

3 1 1

Distance

0.58km



43A Princes Avenue Longwarry VIC 3816

Sold Price

\$355,000

Sold Date

24-Sep-18

3 1 2

Distance

0.86km



9/3 Abeckett Road Bunyip VIC 3815

Sold Price

\$370,000

Sold Date

31-Jan-19

3 1 2

Distance

4.56km

RS = Recent sale

UN = Undisclosed Sale

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