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	7 CHURCH 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	$635,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$572,500	Property type	House	Suburb	Longwarry
Period-from	01 Jul 2023	to	30 Jun 2024	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
4 INVENTOR LANE LONGWARRY VIC 3816	$638,000	27-Jun-24
41 STOCKMAN WAY LONGWARRY VIC 3816	$660,000	16-Apr-24
18 EACOTT STREET LONGWARRY VIC 3816	$625,000	16-Apr-24

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.~~

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4 INVENTOR LANE LONGWARRY VIC 3816

4 2 3

Sold Price RS $638,000 Sold Date 27-Jun-24

Distance 0.56km



41 STOCKMAN WAY LONGWARRY VIC 3816

4 2 4

Sold Price RS $660,000 Sold Date 16-Apr-24

Distance 0.71km



18 EACOTT STREET LONGWARRY VIC 3816

4 2 2

Sold Price $625,000 Sold Date 16-Apr-24

Distance 0.91km

RS = Recent sale **UN** = Undisclosed Sale

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