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	49 Moonah Drive, Long Forest, Victoria, 3340

Indicative selling price

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

Single price	$	or range between	$2,000,000	&	$2,200,000

Median sale price

Median price	$1,160,000	Property type	*House*	Suburb	Long Forest
Period - From	13/03/2022	to	13/03/2023	Source	pricefinder.com.au

Comparable property sales

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: Tuesday 14th March, 2023