

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

5 SANCTUARY COURT 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Longwarry

Period-from

01 Apr 2024

to

31 Mar 2025

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

33 WITTON STREET LONGWARRY VIC 3816	\$720,000	20-Mar-25
32 WARATAH STREET LONGWARRY VIC 3816	\$660,000	04-Feb-25
17 TOY STREET LONGWARRY VIC 3816	\$772,500	26-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.~~

This Statement of Information was prepared on: 02 April 2025

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33 WITTON STREET LONGWARRY VIC 3816

Sold Price

^{RS}

\$720,000

Sold Date

20-Mar-25



4



2



6

Distance

0.85km



32 WARATAH STREET LONGWARRY VIC 3816

Sold Price

^{RS}

\$660,000

^{UN}

Sold Date

04-Feb-25



4



2



-

Distance

0.98km



17 TOY STREET LONGWARRY VIC 3816

Sold Price

\$772,500

Sold Date

26-Apr-24



4



2



2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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