

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 2/12 Date Palm 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 or range between \$ 495,000 & \$ 520,000

Median sale price

Median price \$582,500 Property type UNIT Suburb Longwarry

Period - From 01/08/24 to 31/07/2025 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 15 Gumnut street, Longwarry VIC 3816	\$517,000	24/04/24
2. 34 Bandicoot circuit, Longwarry VIC 3816	\$520,000	28/06/24
3. 14 Wattleway, Longwarry VIC 3816	\$505,000	02/05/25

OR

B* ~~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.~~

This Statement of Information was prepared on: 11/08/2025