

## **STATEMENT OF INFORMATION**

**12 GUM NUT STREET, LONGWARRY, VIC 3816**

**PREPARED BY STOCKDALE AND LEGGO PAKENHAM**

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

12 GUM NUT STREET, LONGWARRY, VIC 3816

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$630,000 to \$670,000

### Median sale price

Median price

\$570,000

Property type

House

Suburb

LONGWARRY

Period

01 April 2023 to 30 September 2023

Source

pricfinder

### Comparable property sales

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

|   |            |            |
|---|------------|------------|
| 25 WESTERN BARRED PL, LONGWARRY, VIC 3816 | *\$598,000 | 07/04/2023 |
| 29 WESTERN BARRED PL, LONGWARRY, VIC 3816 | *\$620,000 | 19/09/2023 |
| 9 WESTERN BARRED PL, LONGWARRY, VIC 3816  | \$596,000  | 18/04/2023 |

This Statement of Information was prepared on:

05/10/2023