

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

14 TIMBERLAND 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

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,500

Property type

House

Suburb

Longwarry

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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
15 TIMBERLAND COURT LONGWARRY VIC 3816	\$500,000	11-Aug-25
16 TIMBERLAND COURT LONGWARRY VIC 3816	\$570,000	29-Apr-25
20 TIMBERLAND COURT LONGWARRY VIC 3816	\$530,000	10-Mar-26

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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consumer.vic.gov.au





Karen McCormick
P 03 5629 9014
M 0488 580 485
E karen@kmrealestate.com.au

	15 TIMBERLAND COURT LONGWARRY VIC 3816 3 - -	Sold Price	\$500,000	Sold Date	11-Aug-25	Distance	0.01km
	16 TIMBERLAND COURT LONGWARRY VIC 3816 3 - -	Sold Price	\$570,000	Sold Date	29-Apr-25	Distance	0.03km
	20 TIMBERLAND COURT LONGWARRY VIC 3816 3 - -	Sold Price	\$530,000	Sold Date	10-Mar-26	Distance	0.1km

RS = Recent sale UN = Undisclosed Sale

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