# COMPARABLE SALES REPORT

Prepared on 07 May 2017

## 4/10 Toy Street Longwarry VIC 3816

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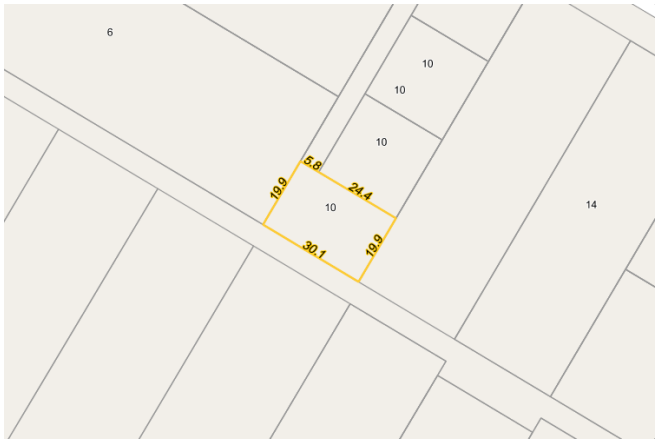
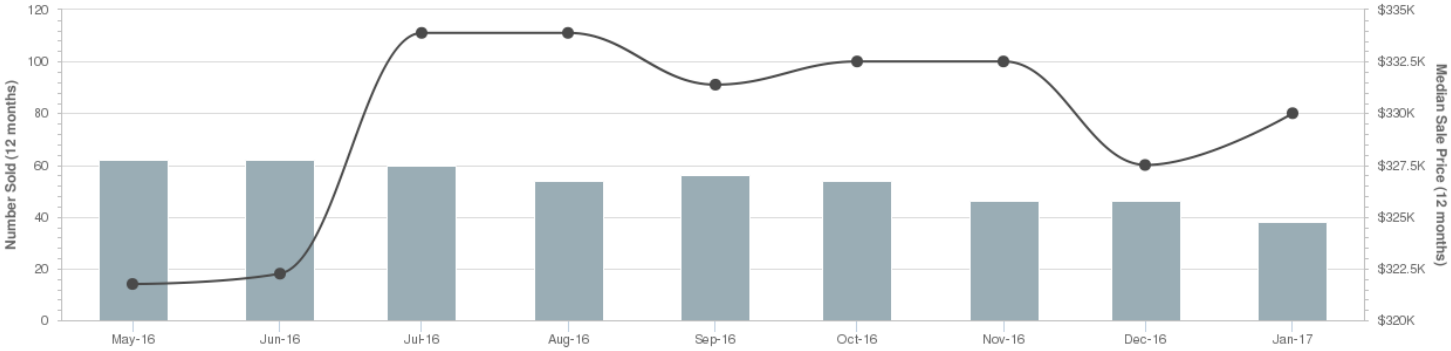
# YOUR PROPERTY

## 4/10 Toy Street Longwarry VIC 3816

LAND 599m$^2$ FLOOR - 4 2 2



## LONGWARRY

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Karen McCormick REAL ESTATE

# COMPARABLE SALES

## 16 Eacott Street Longwarry VIC 3816

Sold Price $368,000 RS

4 | 2 | 2 | 559m² | 141m²

| | | | | | |
|---|---|---|---|---|---|
| Sold Date | 14-Jun-16 | Price Change | - | Year Built | 2015 |
| DOM | - | First Listing | - | | |
| Distance | 0.61km | Last Listing | - | | |

## 42 Waratah Street Longwarry VIC 3816

Sold Price $360,100 RS

3 | 2 | 2 | 436m² | 123m²

| | | | | | |
|---|---|---|---|---|---|
| Sold Date | 18-Mar-17 | Price Change | ▲192.8% | Year Built | 2015 |
| DOM | 654 days | First Listing | $123,000 | | |
| Distance | 0.43km | Last Listing | $315,000 | | |

## 5 Eacott Street Longwarry VIC 3816

Sold Price $346,500 RS

4 | 2 | 2 | 400m² | 161m²

| | | | | | |
|---|---|---|---|---|---|
| Sold Date | 07-Jun-16 | Price Change | ▲2.2% | Year Built | 2016 |
| DOM | 140 days | First Listing | $339,000 | | |
| Distance | 0.55km | Last Listing | $299,900 | | |

DOM = Days on market  RS = Recent sale

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