



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$450,000

## Comparable Properties



**56 Highfield Dr LONGFORD 3851 (REI)**

Agent Comments



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 25/05/2016  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 13250 sqm



**3 Harpley Ct LONGFORD 3851 (REI)**

Agent Comments



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 02/05/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 15870 sqm



**56 Harpley Ct LONGFORD 3851 (REI)**

Agent Comments



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 03/01/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 17400 sqm

## 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 or locality and postcode

73 Mccoll Drive, Longford Vic 3851

#### Indicative selling price

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

Single price \$450,000

#### Median sale price

Median price

House

X

Suburb or locality

Longford

Period - From

to

Source

REIV

#### 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
56 Highfield Dr LONGFORD 3851	\$480,000	25/05/2016
3 Harpley Ct LONGFORD 3851	\$450,000	02/05/2016
56 Harpley Ct LONGFORD 3851	\$440,000	03/01/2017