

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

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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 eighteen 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	74a Longford Loch Sport Rd LONGFORD 3851	\$590,000	16/01/2017
2	6441 South Gippsland Hwy LONGFORD 3851	\$580,000	17/10/2016
3	3a Clark Ct LONGFORD 3851	\$520,000	11/04/2017

**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 eighteen months.~~

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**Indicative Selling Price**  
\$615,000



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

## Comparable Properties



**74a Longford Loch Sport Rd LONGFORD 3851** Agent Comments  
(VG)



**Price:** \$590,000  
**Method:** Sale  
**Date:** 16/01/2017  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 20000 sqm approx



**6441 South Gippsland Hwy LONGFORD 3851** Agent Comments  
(REI/VG)



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 17/10/2016  
**Rooms:** -  
**Property Type:** Misc Improvements Rural (no dwelling)  
**Land Size:** 74869 sqm approx



**3a Clark Ct LONGFORD 3851 (REI/VG)** Agent Comments



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 11/04/2017  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 7743 sqm approx