

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	56 Highfield Dr LONGFORD 3851	\$480,000	25/05/2016
2	24 Boggy Creek Rd LONGFORD 3851	\$475,000	12/05/2017
3	6176 South Gippsland Hwy LONGFORD 3851	\$474,000	11/11/2016

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.~~



Rooms:
Property Type:
Agent Comments

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 approx



24 Boggy Creek Rd LONGFORD 3851 (REI)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 12/05/2017
Rooms: 13
Property Type: House
Land Size: 8000 sqm approx



6176 South Gippsland Hwy LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$474,000
Method: Private Sale
Date: 11/11/2016
Rooms: -
Property Type: House
Land Size: 7628 sqm approx