

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

56 Newnhams Road, Longford Vic 3851

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$421,250 Property Type House Suburb Longford

Period - From 01/10/2019 to 30/09/2020 Source REIV

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
1	79 Newnham Rd LONGFORD 3851	\$729,000	11/02/2020
2	20 Clark Ct LONGFORD 3851	\$680,000	11/08/2020
3	49b Boggy Creek Rd LONGFORD 3851	\$650,000	23/04/2020

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.~~

This Statement of Information was prepared on:

18/11/2020 11:45



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Property Type: Hobby Farm < 20 ha (Rur)

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

Year ending September 2020: \$421,250

Comparable Properties



79 Newnham Rd LONGFORD 3851 (VG)

Agent Comments

4 - -

Price: \$729,000

Method: Sale

Date: 11/02/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7083 sqm approx

20 Clark Ct LONGFORD 3851 (VG)

Agent Comments

4 - -

Price: \$680,000

Method: Sale

Date: 11/08/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx



49b Boggy Creek Rd LONGFORD 3851 (REI)

Agent Comments

5 4 4

Price: \$650,000

Method: Private Sale

Date: 23/04/2020

Property Type: House