

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

218 Seaspray Road, Longford Vic 3851

Indicative selling price

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

Single price

\$899,000

Median sale price

Median price

\$649,975

Property Type

House

Suburb

Longford

Period - From

01/04/2021

to

31/03/2022

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 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	58 Newnham Rd LONGFORD 3851	\$907,000	15/06/2022
2	65 Highfield Dr LONGFORD 3851	\$895,000	01/02/2022
3			

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.~~

This Statement of Information was prepared on:

17/06/2022 17:31



Property Type: Land

Land Size: 10800 sqm approx

Agent Comments

Comparable Properties



58 Newnham Rd LONGFORD 3851 (REI)

Agent Comments



Price: \$907,000

Method: Private Sale

Date: 15/06/2022

Property Type: House



65 Highfield Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 01/02/2022

Property Type: House

Land Size: 9657 sqm approx

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.