

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

6351 South Gippsland Highway, Longford Vic 3851

Indicative selling price

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

Single price \$420,000

Median sale price

Median price

House

Unit

Suburb or locality

Longford

Period - From

to

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	56 Harpley Ct LONGFORD 3851	\$440,000	03/01/2017
2	13 Brewer Ct LONGFORD 3851	\$429,500	03/05/2016
3	26 Hampton Ct LONGFORD 3851	\$420,000	23/08/2017

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.~~



Rooms:

Property Type: Land

Land Size: 10000 sqm approx

Agent Comments

Comparable Properties



56 Harpley Ct LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 03/01/2017

Rooms: 6

Property Type: House

Land Size: 17400 sqm approx



13 Brewer Ct LONGFORD 3851 (VG)

Agent Comments



Price: \$429,500

Method: Sale

Date: 03/05/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx



26 Hampton Ct LONGFORD 3851 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 23/08/2017

Rooms: 7

Property Type: House

Land Size: 10117 sqm approx