

# 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

28 Glencoe Road, Longford Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$682,000

### Median sale price

Median price \$520,000 Property Type House Suburb Longford

Period - From 26/09/2018 to 25/09/2019 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.

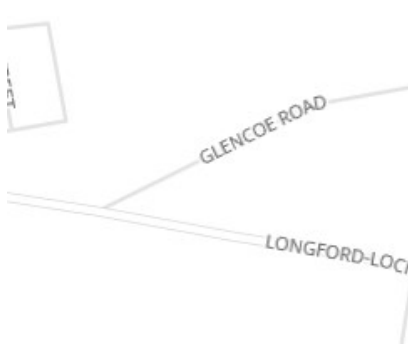
|   | Address of comparable property  | Price     | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 22 William Ct LONGFORD 3851     | \$782,500 | 20/12/2018   |
| 2 | 98 Abels Rd LONGFORD 3851       | \$670,000 | 01/09/2018   |
| 3 | 46 Boggy Creek Rd LONGFORD 3851 | \$597,500 | 18/09/2018   |

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:

26/09/2019 09:23



**Property Type:** Mixed

Farming/Grazing (without structural improvements)

**Land Size:** 60000 sqm approx

Agent Comments

## Comparable Properties



**22 William Ct LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$782,500

**Method:** Private Sale

**Date:** 20/12/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 11250 sqm approx



**98 Abels Rd LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$670,000

**Method:** Auction Sale

**Date:** 01/09/2018

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 8844 sqm approx



**46 Boggy Creek Rd LONGFORD 3851 (REI/VG)** Agent Comments



**Price:** \$597,500

**Method:** Private Sale

**Date:** 18/09/2018

**Rooms:** 9

**Property Type:** House

**Land Size:** 9780 sqm approx