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

9 Brennans Road, Longford Vic 3851

Indicative selling price

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

Single price | $375,000

Median sale price

Median price	$520,000	Property Type	House	Suburb	Longford
Period - From	25/09/2018	to	24/09/2019	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	23 Newnham Rd LONGFORD 3851	$465,000	05/06/2018
2	63 Newnham Rd LONGFORD 3851	$447,000	04/06/2018
3	25 Newnham Rd LONGFORD 3851	$400,000	05/08/2019

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.~~

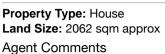This Statement of Information was prepared on: 25/09/2019 15:36

consumer.vic.gov.au/

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Property Type: House
Land Size: 2062 sqm approx

Agent Comments

Chris Morrison
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Indicative Selling Price
$375,000
Median House Price
25/09/2018 - 24/09/2019: $520,000

Comparable Properties

23 Newnham Rd LONGFORD 3851 (REI)

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Price: $465,000
Method: Private Sale
Date: 05/06/2018
Rooms: 9
Property Type: House
Land Size: 5917 sqm approx

Agent Comments

63 Newnham Rd LONGFORD 3851 (REI/VG)

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Price: $447,000
Method: Private Sale
Date: 04/06/2018
Rooms: 8
Property Type: House
Land Size: 8496 sqm approx

Agent Comments

25 Newnham Rd LONGFORD 3851 (REI)

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Price: $400,000
Method: Private Sale
Date: 05/08/2019
Rooms: 5
Property Type: House
Land Size: 8285 sqm approx

Agent Comments