

MIRE

**MANSFIELD
REAL ESTATE**



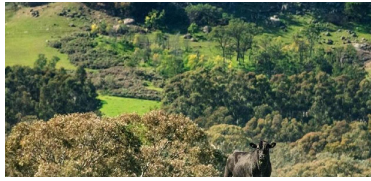
STATEMENT OF INFORMATION

405 OAK VALLEY ROAD, LONGWOOD, VIC 3665

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

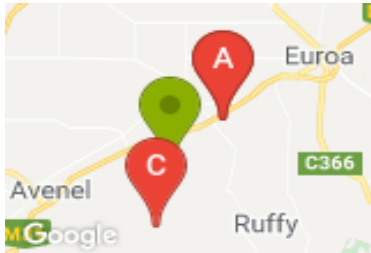
Section 47AF of the Estate Agents Act 1980

**405 OAK VALLEY ROAD, LONGWOOD, VIC**  5  3  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **null**

MEDIAN SALE PRICE

**LONGWOOD, VIC, 3665**

Suburb Median Sale Price (Other)

\$335,000

01 October 2017 to 30 September 2018

Provided by: 

COMPARABLE PROPERTIES

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.

**54 LONGWOOD-MANSFIELD RD, LONGWOOD**  4  4  2

Sale Price

\$1,950,000

Sale Date: 25/01/2018

Distance from Property: 7.8km

**54 LONGWOOD-MANSFIELD RD, LONGWOOD**  4  4  2

Sale Price

\$0

Sale Date: 31/08/2016

Distance from Property: 7.8km

**1789 TARCOMBE RD, AVENEL, VIC 3664**  4  2  3

Sale Price

\$700,000

Sale Date: 12/08/2016

Distance from Property: 7.2km



This report has been compiled on 25/10/2018 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

405 OAK VALLEY ROAD, LONGWOOD, VIC 3665

Indicative selling price

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

Price Range:

Median sale price

Median price

\$335,000

House

Unit

Suburb

LONGWOOD

Period

01 October 2017 to 30 September 2018

Source



Comparable property sales

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
54 LONGWOOD-MANSFIELD RD, LONGWOOD EAST, VIC 3666	\$1,950,000	25/01/2018
54 LONGWOOD-MANSFIELD RD, LONGWOOD EAST, VIC 3666	\$0	31/08/2016
1789 TARCOT RD, AVENEL, VIC 3664	\$700,000	12/08/2016