## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

le						
LOT 20 Peppertree Hill Road Longford VIC 3851						
e see consumer.vio	c.gov.au	ı/underquotin	(*De	elete single price	e or range	as applicable)
\$235,000		<del>or range</del> <del>between</del>			&	
pplicable)						
\$177,000	Property type			Land	Suburb	Longford
01 May 2020	to 30 Apr 2021			Source	Corelogic	
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						Date of sale
	e see consumer.vio \$235,000  pplicable) \$177,000  O1 May 2020  cales (*Delete A properties sold with the representative of	e see consumer.vic.gov.au \$235,000  splicable) \$177,000 Prop  01 May 2020 to  cales (*Delete A or B be properties sold within five of the representative considerative con	e see consumer.vic.gov.au/underquoting \$235,000	e see consumer.vic.gov.au/underquoting (*De \$235,000 or range between policable)  \$177,000 Property type  01 May 2020 to 30 Apr 2021  cales (*Delete A or B below as application of the properties sold within five kilometres of the properties representative considers to be most composition.	e see consumer.vic.gov.au/underquoting (*Delete single price \$235,000 or range between \$177,000 Property type Land  O1 May 2020 to 30 Apr 2021 Source sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the representative considers to be most comparable to the price sales (*Delete A or B below as applicable)	LOT 20 Peppertree Hill Road Longford VIC 3851  e see consumer.vic.gov.au/underquoting (*Delete single price or range a \$235,000

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: 21 May 2021



**B**\*