

# 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

8 Brewer Court, Longford Vic 3851

### Indicative selling price

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

Single price

\$675,000

### Median sale price

Median price

\$772,500

Property Type

House

Suburb

Longford

Period - From

01/01/2023

to

31/12/2023

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	32 Boyle Rd LONGFORD 3851	\$700,000	27/06/2023
2	58 Longford Loch Sport Rd LONGFORD 3851	\$685,000	15/12/2022
3	5 Clear View Ct LONGFORD 3851	\$660,000	02/09/2022

**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:

01/03/2024 09:18

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**Indicative Selling Price**

\$675,000

**Median House Price**

Year ending December 2023: \$772,500



**Property Type:**

Agent Comments

## Comparable Properties

**32 Boyle Rd LONGFORD 3851 (VG)**

Agent Comments



**Price:** \$700,000

**Method:** Sale

**Date:** 27/06/2023

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 20000 sqm approx



**58 Longford Loch Sport Rd LONGFORD 3851 (VG)**

Agent Comments



**Price:** \$685,000

**Method:** Sale

**Date:** 15/12/2022

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 6311 sqm approx



**5 Clear View Ct LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 02/09/2022

**Property Type:** House

**Land Size:** 4018 sqm approx