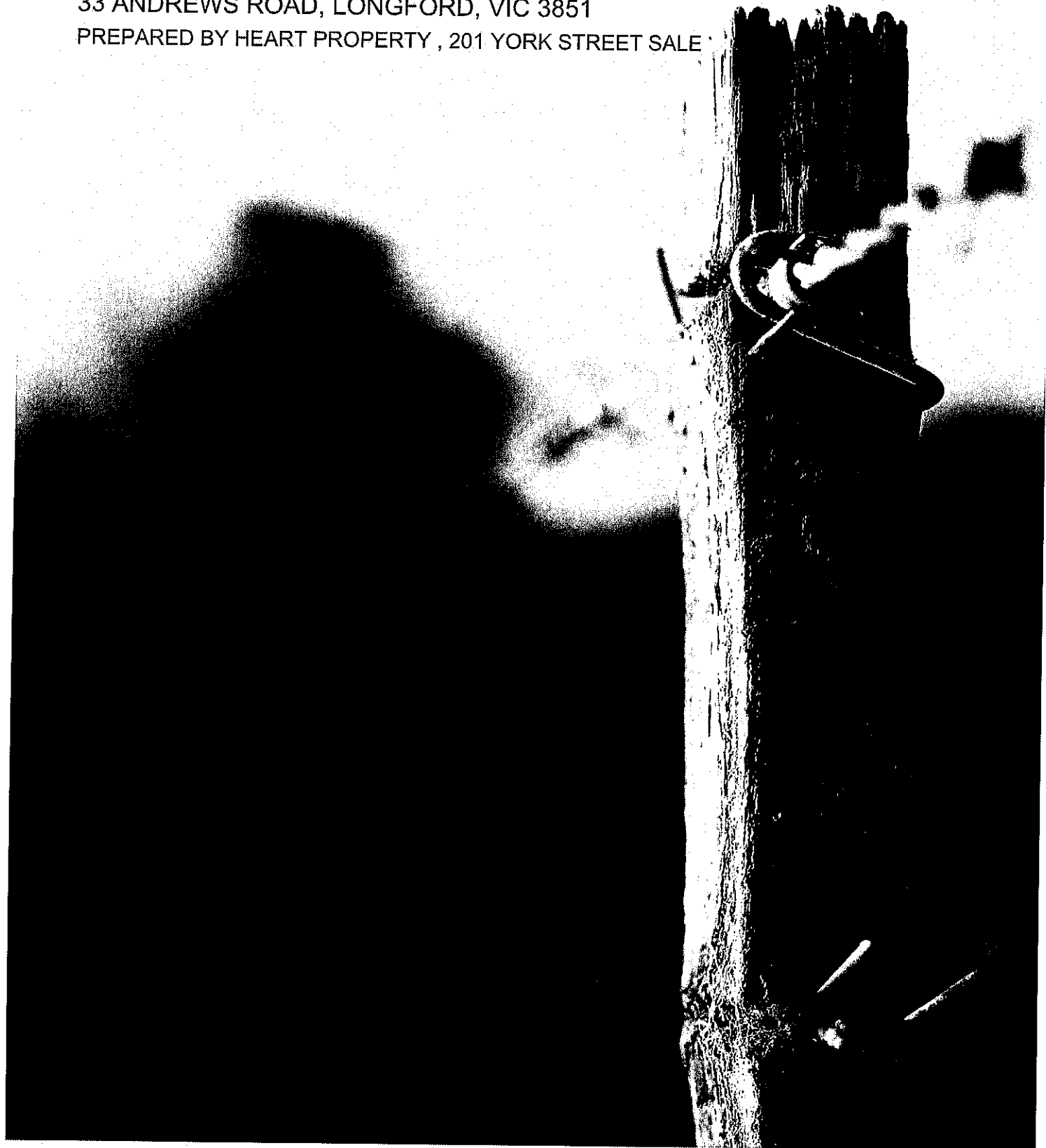


STATEMENT OF INFORMATION

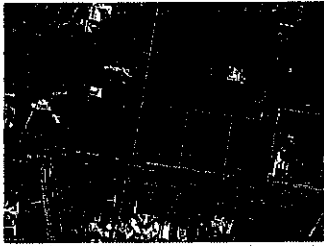
33 ANDREWS ROAD, LONGFORD, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 ANDREWS ROAD, LONGFORD, VIC

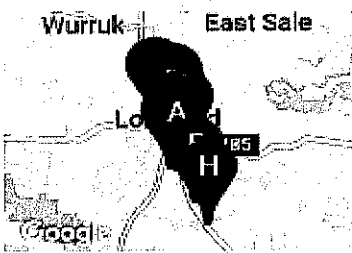
 4  -  -

Indicative Selling Price

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

Price Range: **\$386,000 to \$425,000**

MEDIAN SALE PRICE



LONGFORD, VIC, 3851

Suburb Median Sale Price (House)

\$520,000

01 October 2018 to 30 September 2019

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.



25 NEWNHAM RD, LONGFORD, VIC 3851

 4  1  3

Sale Price

\$400,000

Sale Date: 07/06/2019

Distance from Property: 998m



6351 SOUTH GIPPSLAND HWY, LONGFORD,

 4  2  2

Sale Price

\$405,000

Sale Date: 01/08/2018

Distance from Property: 1.1km



11 BOGGY CREEK RD, LONGFORD, VIC 3851

 4  2  2

Sale Price

\$392,000

Sale Date: 25/07/2018

Distance from Property: 2.5km



This report has been compiled on 22/10/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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63 NEWNHAM RD, LONGFORD, VIC 3851

4 2 4

Sale Price
\$447,000

Sale Date: 09/05/2018

Distance from Property: 1.1km



6411 SOUTH GIPPSLAND HWY, LONGFORD,

4 2 6

Sale Price
\$398,000

Sale Date: 26/03/2018

Distance from Property: 1.7km



375 SEASPRAY RD, LONGFORD, VIC 3851

4 2 2

Sale Price
\$390,000

Sale Date: 12/02/2018

Distance from Property: 2.9km



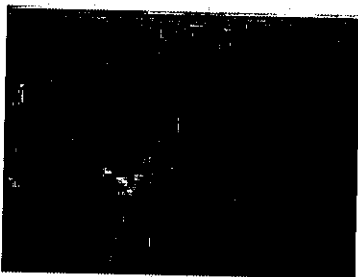
113 SEASPRAY RD, LONGFORD, VIC 3851

4 2 4

Sale Price
\$415,000

Sale Date: 18/12/2017

Distance from Property: 387m



531 SEASPRAY RD, LONGFORD, VIC 3851

3 1 8

Sale Price
\$400,000

Sale Date: 30/08/2018

Distance from Property: 4.3km



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

33 ANDREWS ROAD, LONGFORD, VIC 3851

Indicative selling price

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

Price Range: \$386,000 to \$425,000

Median sale price

Median price \$520,000

Property type

House

Suburb

LONGFORD

Period

01 October 2018 to 30 September 2019

Source

pricefinder

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
25 NEWNHAM RD, LONGFORD, VIC 3851	\$400,000	07/06/2019
6351 SOUTH GIPPSLAND HWY, LONGFORD, VIC 3851	\$405,000	01/08/2018
11 BOGGY CREEK RD, LONGFORD, VIC 3851	\$392,000	25/07/2018

This Statement of Information was prepared on: 22/10/2019

63 NEWNHAM RD, LONGFORD, VIC 3851	\$447,000	09/05/2018
6411 SOUTH GIPPSLAND HWY, LONGFORD, VIC 3851	\$398,000	26/03/2018
375 SEASPRAY RD, LONGFORD, VIC 3851	\$390,000	12/02/2018
113 SEASPRAY RD, LONGFORD, VIC 3851	\$415,000	18/12/2017
531 SEASPRAY RD, LONGFORD, VIC 3851	\$400,000	30/08/2018

This Statement of Information was prepared on: 22/10/2019

