

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 44 Garretts Road, Longford Vic 3851
Including suburb or locality and postcode

Indicative selling price

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

Single price \$665,000

Median sale price

Median price \$545,000

Property Type House

Suburb Longford

Period - From 01/01/2020

to 31/12/2020

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	22 Andrews Rd LONGFORD 3851	\$666,000	06/12/2020
2	28 Glencoe Rd LONGFORD 3851	\$650,000	16/11/2019
3	49b Boggy Creek Rd LONGFORD 3851	\$650,000	23/04/2020

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:

15/04/2021 11:48

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Indicative Selling Price
\$665,000

Median House Price
Year ending December 2020: \$545,000



Property Type: House (Previously Occupied - Detached)
Land Size: 40000 sqm approx
Agent Comments

Comparable Properties



22 Andrews Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$666,000
Method: Private Sale
Date: 06/12/2020
Property Type: House
Land Size: 9119 sqm approx



28 Glencoe Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 8
Property Type: House (Res)
Land Size: 61922 sqm approx



49b Boggy Creek Rd LONGFORD 3851 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 23/04/2020
Property Type: House