

# 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

5 Killeen Road, Longford Vic 3851

### Indicative selling price

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

Single price

\$395,000

### Median sale price

Median price

\$395,000

Property Type

House

Suburb

Longford

Period - From

16/03/2019

to

15/03/2020

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	51 Stevens St SALE 3850	\$475,000	06/01/2020
2	75 Montgomery St SALE 3850	\$410,000	11/12/2019
3	6 Hazel Ct SALE 3850	\$370,000	30/10/2018

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:

16/03/2020 16:48



3   2   2

**Property Type:** House

**Land Size:** 2020 sqm approx

Agent Comments

## Comparable Properties



**51 Stevens St SALE 3850 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$475,000

**Method:** Private Sale

**Date:** 06/01/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 903 sqm approx



**75 Montgomery St SALE 3850 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$410,000

**Method:** Private Sale

**Date:** 11/12/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 838 sqm approx



**6 Hazel Ct SALE 3850 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$370,000

**Method:** Private Sale

**Date:** 30/10/2018

**Rooms:** 9

**Property Type:** House

**Land Size:** 817 sqm approx