

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

81 Boundary Creek Road, Longford Vic 3851

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$672,500

Property Type House

Suburb Longford

Period - From 01/10/2021

to 30/09/2022

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 eighteen 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	65 Highfield Dr LONGFORD 3851	\$895,000	01/02/2022
2	16 Ibis Way LONGFORD 3851	\$865,000	29/06/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on:

23/11/2022 13:51



Property Type: Hobby Farm < 20 ha

Land Size: 4548 sqm approx

Agent Comments

Comparable Properties



65 Highfield Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 01/02/2022

Property Type: House

Land Size: 9657 sqm approx



16 Ibis Way LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 29/06/2022

Property Type: House

Land Size: 10845.58 sqm approx

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 eighteen months.