

# 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	LOT/117 Summerhill Rise Estate Andrew's Rd, Longford Vic 3851
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### Indicative selling price

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

Single price	\$330,000
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### Median sale price

Median price	\$305,000	Property Type	Vacant land	Suburb	Longford
Period - From	05/02/2024	to	04/02/2025	Source	Property Data

### 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		
2		
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:	05/02/2025 13:48
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LOT/117 Summerhill Rise Estate Andrew's Rd, Longford Vic 3851



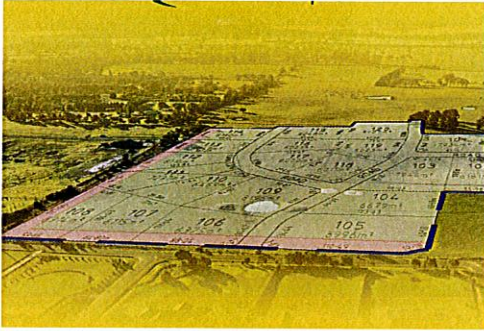
Andrew Holmes  
03 5144 1888  
0483 071 590

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**Indicative Selling Price**  
\$330,000

**Median Land Price**

05/02/2024 - 04/02/2025: \$305,000



**Property Type:**

**Agent Comments**

## Comparable Properties

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.

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