

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

111 Vale Road, Longford Vic 3851

Indicative selling price

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

Single price

\$949,000

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 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	48 Vale Rd LONGFORD 3851	\$900,000	17/05/2021
2	652 Longford Loch Sport Rd LONGFORD 3851	\$890,000	13/07/2021
3	16 Charvel Rd LONGFORD 3851	\$799,000	18/11/2021

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:

09/11/2022 13:38



4 2 8

Rooms: 7

Property Type: House

Agent Comments

Comparable Properties

48 Vale Rd LONGFORD 3851 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 17/05/2021

Property Type: Flowers - Irrigated

Land Size: 332100 sqm approx

652 Longford Loch Sport Rd LONGFORD 3851 (VG)

Agent Comments

4 - -

Price: \$890,000

Method: Sale

Date: 13/07/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 160000 sqm approx



16 Charvel Rd LONGFORD 3851 (VG)

Agent Comments

4 - -

Price: \$799,000

Method: Sale

Date: 18/11/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx