

# 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

6102 South Gippsland Highway, Longford Vic 3851

### Indicative selling price

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

Range between

\$729,000

&

\$749,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Longford

Period - From

01/01/2022

to

31/12/2022

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	45 Newnham Rd LONGFORD 3851	\$760,000	23/06/2022
2	6176 South Gippsland Hwy LONGFORD 3851	\$750,000	31/10/2022
3	49b Hampton Ct LONGFORD 3851	\$740,000	19/12/2022

**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:

03/04/2023 09:56



3 2 2

**Property Type:** House

**Land Size:** 32100 sqm approx

**Agent Comments**

## Comparable Properties



**45 Newnham Rd LONGFORD 3851 (VG)**

**Agent Comments**

5 - -

**Price:** \$760,000

**Method:** Sale

**Date:** 23/06/2022

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 8001 sqm approx



**6176 South Gippsland Hwy LONGFORD 3851 (REI)**

**Agent Comments**

3 2 3

**Price:** \$750,000

**Method:** Private Sale

**Date:** 31/10/2022

**Property Type:** House

**Land Size:** 7628 sqm approx



**49b Hampton Ct LONGFORD 3851 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$740,000

**Method:** Private Sale

**Date:** 19/12/2022

**Property Type:** House

**Land Size:** 10400.43 sqm approx