

## 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 and  
postcode

555 LONGFORD-LOCH SPORT ROAD LONGFORD VIC 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$980,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Longford

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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

66 WILLIAM COURT LONGFORD VIC 3851	\$995,000	14-Nov-22
111 VALE ROAD LONGFORD VIC 3851	\$940,000	30-Nov-22
218 SEASPRAY ROAD LONGFORD VIC 3851	\$870,000	18-Oct-22

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: 27 March 2024



## 66 WILLIAM COURT LONGFORD VIC 3851

Sold Price **\$995,000** Sold Date **14-Nov-22**

 5  2  5

Distance **4.91km**



## 111 VALE ROAD LONGFORD VIC 3851

Sold Price **\$940,000** Sold Date **30-Nov-22**

 4  2  8

Distance **0.94km**



## 218 SEASPRAY ROAD LONGFORD VIC 3851

Sold Price **\$870,000** Sold Date **18-Oct-22**

 4  2  12

Distance **4.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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