

STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

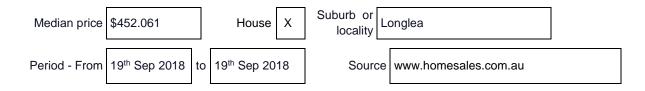
and 132 Bowles Road, Longleaa VIC 3551

Indicative selling price

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

\$520,000 - \$550,000

Median sale price



Comparable property sales

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	rice Date of sale	
1. 159 Murphy Lane, Longlea VIC 3551	\$520,000	30 Jul 2018	
2. 1809 McIvor Highway, Longlea VIC 3551	\$535,000	08 May 2018	
3. 324 Bowles Road, Longlea VIC 3551	\$580,000	14 May 2018	

Property data source: www.rpdata.com.au. Generated on 19/09/18.



Additional information about comparable sales.



Longlea	159 Murphy Lane	4 BED 2 BATH 4 CAR
METHOD TYPE LAND	Private House 14Ha approx.	



Longlea	1809 McIvor Highway	3 BED 2 BATH 6 CAR
METHOD TYPE LAND	Private Farm: Hobby 8.02Ha approx.	



Longlea 3	324 Bowles Road	3 BED	2 BATH	2 CAR
METHOD	Driverte			

METHODPrivateTYPEHouseLAND8.49Ha approx.

Property data source: www.rpdata.com.au Generated on 12/06/18.