
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

132 Bowles Road, Longleaa VIC 3551

Indicative selling price

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

\$520,000

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\$550,000

Median sale price

Median price

\$452.061

House

X

Suburb or
locality

Longlea

Period - From

19 th Sep 2018

to

19 th Sep 2018

Source

www.homesales.com.au
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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	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 Private
TYPE House
LAND 14Ha approx.



Longlea 1809 McIvor Highway

3 BED 2 BATH 6 CAR

METHOD Private
TYPE Farm: Hobby
LAND 8.02Ha approx.



Longlea 324 Bowles Road

3 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 8.49Ha approx.