

# STATEMENT OF INFORMATION

345 LONGLEA LANE, LONGLEA, VIC 3551

PREPARED BY MEG GUZZO, BENDIGO PROPERTY PLUS, PHONE: 0401553987

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**345 LONGLEA LANE, LONGLEA, VIC 3551**  5  2  6

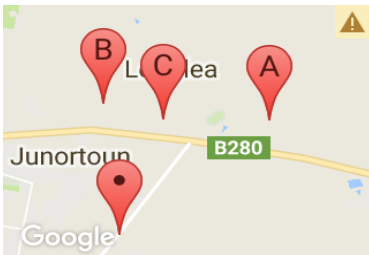
### Indicative Selling Price

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

**Price Range: \$645,000 to \$675,000**

Provided by: Meg Guzzo, Bendigo Property Plus

## MEDIAN SALE PRICE



### LONGLEA, VIC, 3551

Suburb Median Sale Price (House)

**\$561,000**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**152 OBRIENS LANE, LONGLEA, VIC 3551**

 5  2  10

Sale Price

**\$700,000**

Sale Date: 11/05/2016

Distance from Property: 5.2km



**110 ALEXANDER RD, LONGLEA, VIC 3551**

 4  2  4

Sale Price

**\$900,000**

Sale Date: 28/09/2016

Distance from Property: 3.9km



**51 MURPHY LANE, LONGLEA, VIC 3551**

 3  2  3

Sale Price

**\$600,000**

Sale Date: 11/08/2016

Distance from Property: 3.6km



This report has been compiled on 01/09/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

345 LONGLEA LANE, LONGLEA, VIC 3551

Indicative selling price

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Price Range:

\$645,000 to \$675,000

Median sale price

Median price

\$561,000

House

X

Unit


Suburb

LONGLEA

Period

01 July 2016 to 30 June 2017

Source



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
152 OBRIENS LANE, LONGLEA, VIC 3551	\$700,000	11/05/2016
110 ALEXANDER RD, LONGLEA, VIC 3551	\$900,000	28/09/2016
51 MURPHY LANE, LONGLEA, VIC 3551	\$600,000	11/08/2016