

# 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

55 Cumming Drive, Longford Victoria 3851

### Indicative selling price

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

Single price \$215,000.00

or range between \$\*

&

\$

### Median sale price

Median price \$172,000.00

Property type Vacant land

Suburb Longford

Period - From 01.06.2019

to

01.06.2020

Source Leo O'Brien Property

### 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 82 Cumming Drive, Longford, Victoria, 3851	\$170,000	05.09.2019
2 74 Cumming Drive, Longford, Victoria, 3851	\$170,000	15.10.2019
3 60 Cumming Drive, Longford, Victoria, 3851	\$175,000	02.12.2019

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: 01.06.2020

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2)(b) of the *Estate Agents Act 1980*. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 4 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.