

STATEMENT OF INFORMATION

389 CARRS CREEK ROAD, LONGFORD, VIC

PREPARED BY HEART PROPERTY , 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



389 CARRS CREEK ROAD, LONGFORD,

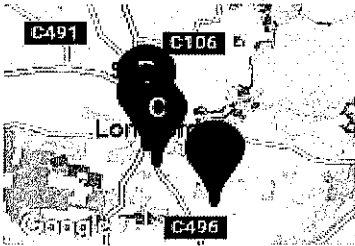
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Indicative Selling Price

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

Price Range: \$340,000 to \$370,000

MEDIAN SALE PRICE



LONGFORD, VIC, 3851

Suburb Median Sale Price (House)

\$415,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

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.



63 NEWNHAM RD, LONGFORD, VIC 3851

4 2 4

Sale Price

***\$447,000**

Sale Date: 04/06/2018

Distance from Property: 9.9km



6411 SOUTH GIPPSLAND HWY, LONGFORD,

4 2 6

Sale Price

\$398,000

Sale Date: 26/03/2018

Distance from Property: 12km



375 SEASPRAY RD, LONGFORD, VIC 3851

4 2 2

Sale Price

\$390,000

Sale Date: 12/02/2018

Distance from Property: 7.7km



This report has been compiled on 24/07/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - 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

389 CARRS CREEK ROAD, LONGFORD, VIC

Indicative selling price

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

Price Range:

\$340,000 to \$370,000

Median sale price

Median price

\$415,000

House

☒

Unit

☐

Suburb

LONGFORD

Period

01 July 2017 to 30 June 2018

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 |
|--|------------|--------------|
| 63 NEWNHAM RD, LONGFORD, VIC 3851 | *\$447,000 | 04/06/2018 |
| 6411 SOUTH GIPPSLAND HWY, LONGFORD, VIC 3851 | \$398,000 | 26/03/2018 |
| 375 SEASPRAY RD, LONGFORD, VIC 3851 | \$390,000 | 12/02/2018 |

