

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

64 Mccoll Drive, Longford Vic 3851

Indicative selling price

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

Single price \$549,900

Median sale price

Median price \$425,000 House ☒ Unit ☐ Suburb or locality Longford

Period - From 01/07/2017 to 30/06/2018 Source REIV

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 eighteen 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	6140 South Gippsland Hwy LONGFORD 3851	\$587,500	06/07/2018
2	56 William Ct LONGFORD 3851	\$535,000	07/09/2017
3	22 Andrews Rd LONGFORD 3851	\$520,000	19/10/2017

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 eighteen months.

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Indicative Selling Price

\$549,900

Median House Price

Year ending June 2018: \$425,000



 4  2  2

Rooms:

Property Type: Rural Residential

Land Size: 12464 sqm approx

Agent Comments

Comparable Properties



6140 South Gippsland Hwy LONGFORD 3851 (REI)

Agent Comments

 5  3  7

Price: \$587,500

Method: Private Sale

Date: 06/07/2018

Rooms: 9

Property Type: House - Semi-detached



56 William Ct LONGFORD 3851 (REI/VG)

Agent Comments

 4  2  4

Price: \$535,000

Method: Private Sale

Date: 07/09/2017

Rooms: 7

Property Type: House

Land Size: 8495 sqm approx



22 Andrews Rd LONGFORD 3851 (REI/VG)

Agent Comments

 4  2  2

Price: \$520,000

Method: Private Sale

Date: 19/10/2017

Rooms: 9

Property Type: House

Land Size: 10000 sqm approx