

# 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

3b Clark Court, Longford Vic 3851

### Indicative selling price

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

Single price

\$525,000

### Median sale price

Median price

\$545,000

Property Type

House

Suburb

Longford

Period - From

01/04/2020

to

31/03/2021

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 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	19 Boundary Creek Rd LONGFORD 3851	\$560,000	20/04/2021
2	50 Clancys Rd LONGFORD 3851	\$510,000	19/08/2020
3	38 Newnham Rd LONGFORD 3851	\$500,000	03/07/2020

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:

16/06/2021 12:37



**Property Type:** Hobby Farm < 20 ha

**Land Size:** 18275 sqm approx

Agent Comments

## Comparable Properties



**19 Boundary Creek Rd LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 20/04/2021

**Property Type:** House

**Land Size:** 12140.58 sqm approx



**50 Clancys Rd LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 19/08/2020

**Rooms:** 9

**Property Type:** House - Semi-detached

**Land Size:** 33994 sqm approx



**38 Newnham Rd LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 03/07/2020

**Rooms:** 10

**Property Type:** House

**Land Size:** 11729 sqm approx