

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

27 Boundary Creek Road, Longford Vic 3851

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$549,950

Median sale price

Median price

\$435,000

House

X

Unit

Suburb or locality

Longford

Period - From

01/01/2017

to

31/12/2017

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	6441 South Gippsland Hwy LONGFORD 3851	\$580,000	17/10/2016
2	7 Boggy Creek Rd LONGFORD 3851	\$555,000	16/05/2017
3	56 William Ct LONGFORD 3851	\$535,000	07/09/2017

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.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$549,950

Median House Price

Year ending December 2017: \$435,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



6441 South Gippsland Hwy LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 17/10/2016

Rooms: -

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 74869 sqm approx



7 Boggy Creek Rd LONGFORD 3851 (VG)

Agent Comments



Price: \$555,000

Method: Sale

Date: 16/05/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 30000 sqm approx



56 William Ct LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 07/09/2017

Rooms: 7

Property Type: House

Land Size: 8495 sqm approx