

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 and
postcode

100 GERRAND DRIVE LONGFORD VIC 3851

Indicative selling price

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

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$265,000

Property type

Land

Suburb

Longford

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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

218 SEASPRAY ROAD LONGFORD VIC 3851	\$870,000	18-Oct-22
16 IBIS WAY LONGFORD VIC 3851	\$865,000	07-Jun-22
65 HIGHFIELD DRIVE LONGFORD VIC 3851	\$895,000	12-Jan-22

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: 14 June 2023



218 SEASPRAY ROAD LONGFORD VIC 3851

Sold Price

\$870,000

Sold Date

18-Oct-22

4 2 12

Distance

0.27km



16 IBIS WAY LONGFORD VIC 3851

Sold Price

\$865,000

Sold Date

07-Jun-22

4 2 4

Distance

2.1km



65 HIGHFIELD DRIVE LONGFORD VIC 3851

Sold Price

\$895,000

Sold Date

12-Jan-22

3 2 6

Distance

1.36km



52 HARPLEY COURT LONGFORD VIC 3851

Sold Price

^{RS} **\$880,000**

Sold Date

26-Apr-23

4 2 8

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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