

**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

19 Audley Street, 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 \$598,000

**Median sale price**

Median price \$523,750 House X Unit Suburb or locality Longford

Period - From 04/09/2018 to 03/09/2019 Source REIV

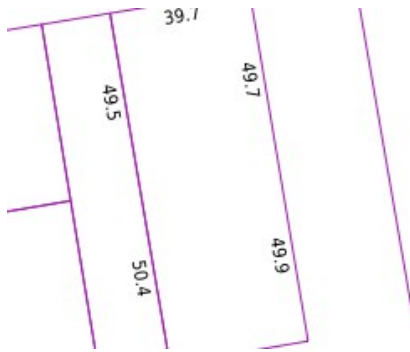
**Comparable property sales (\*Delete A or B below as applicable)**

**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	22 William Ct LONGFORD 3851	\$782,500	20/12/2018
2	98 Abels Rd LONGFORD 3851	\$670,000	01/09/2018
3	46 Boggy Creek Rd LONGFORD 3851	\$597,500	18/09/2018

**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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 10000 sqm approx

Agent Comments

## Comparable Properties



**22 William Ct LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$782,500

**Method:** Private Sale

**Date:** 20/12/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 11250 sqm approx



**98 Abels Rd LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$670,000

**Method:** Auction Sale

**Date:** 01/09/2018

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 8844 sqm approx



**46 Boggy Creek Rd LONGFORD 3851 (REI/VG)** Agent Comments



**Price:** \$597,500

**Method:** Private Sale

**Date:** 18/09/2018

**Rooms:** 9

**Property Type:** House

**Land Size:** 9780 sqm approx