



3 1 4

**Rooms:** 6

**Property Type:** House

**Land Size:** 19532 sqm

Agent Comments

## Comparable Properties



**579 Seaspray Rd LONGFORD 3851 (REI/VG)**

Agent Comments

4 1 -

**Price:** \$390,000

**Method:** Private Sale

**Date:** 14/02/2017

**Rooms:** 7

**Property Type:** Livestock (Rur)

**Land Size:** 46300 sqm



**7b Andrews Rd LONGFORD 3851 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$380,000

**Method:** Private Sale

**Date:** 17/03/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 10200 sqm



**506 Longford Loch Sport Rd LONGFORD 3851 (VG)** Agent Comments

3 - -

**Price:** \$365,000

**Method:** Sale

**Date:** 13/12/2016

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 170000 sqm

## 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

446A Seaspray Road, 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 \$325,000

#### Median sale price

Median price

House

X

Suburb or locality

Longford

Period - From

to

Source

REIV

#### Comparable property sales

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
579 Seaspray Rd LONGFORD 3851	\$390,000	14/02/2017
7b Andrews Rd LONGFORD 3851	\$380,000	17/03/2017
506 Longford Loch Sport Rd LONGFORD 3851	\$365,000	13/12/2016