

# 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

16 Ibis Way, 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

\$840,000

### Median sale price

Median price

\$870,000

Property Type

House

Suburb

Longford

Period - From

01/10/2022

to

30/09/2023

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	52 Harpley Ct LONGFORD 3851	\$880,000	26/04/2023
2	218 Seaspray Rd LONGFORD 3851	\$870,000	05/12/2022
3	16 Ibis Way LONGFORD 3851	\$865,000	29/06/2022

**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:

08/11/2023 15:03



 4  2  4

**Property Type:** House  
**Land Size:** 10845.5848 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$840,000

**Median House Price**  
Year ending September 2023: \$870,000

## Comparable Properties



**52 Harpley Ct LONGFORD 3851 (REI/VG)**

[Agent Comments](#)

 4  2  10

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 26/04/2023  
**Property Type:** House  
**Land Size:** 14851.98 sqm approx



**218 Seaspray Rd LONGFORD 3851 (REI)**

[Agent Comments](#)

 4  2  12

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 05/12/2022  
**Property Type:** House



**16 Ibis Way LONGFORD 3851 (REI/VG)**

[Agent Comments](#)

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**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 29/06/2022  
**Property Type:** House  
**Land Size:** 10845.58 sqm approx