

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

98 Abels Road, Longford Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$605,000

Median sale price

Median price \$425,000

House

X

Unit

Suburb or locality Longford

Period - From 01/07/2017

to

30/06/2018

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	26 Sovereign Dr WURRUK 3850	\$617,000	27/04/2018
2	66 Somerton Park Rd SALE 3850	\$600,000	25/05/2018
3	6140 South Gippsland Hwy LONGFORD 3851	\$587,500	06/07/2018

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: Hobby Farm < 20 ha
Land Size: 8883 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$605,000
Median House Price
Year ending June 2018: \$425,000

Comparable Properties



26 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$617,000
Method: Private Sale
Date: 27/04/2018
Rooms: 10
Property Type: House
Land Size: 6886 sqm approx



66 Somerton Park Rd SALE 3850 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 25/05/2018
Rooms: 7
Property Type: House
Land Size: 4000 sqm approx



6140 South Gippsland Hwy LONGFORD 3851 (REI)

Agent Comments



Price: \$587,500
Method: Private Sale
Date: 06/07/2018
Rooms: 9
Property Type: House - Semi-detached