

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

49 Abels Road, Longford Vic 3851

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$403,750

Property Type

House

Suburb

Longford

Period - From

01/01/2019

to

31/12/2019

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 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	98 Abels Rd LONGFORD 3851	\$670,000	01/09/2018
2	28 Glencoe Rd LONGFORD 3851	\$650,000	16/11/2019
3	19 Audley St LONGFORD 3851	\$615,000	19/09/2019

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:

17/02/2020 10:01

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Indicative Selling Price

\$585,000

Median House Price

Year ending December 2019: \$403,750



Property Type: Market
Garden/Horticulture (Rur)
Land Size: 50000 sqm approx
Agent Comments

Comparable Properties



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



28 Glencoe Rd LONGFORD 3851 (REI)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 8
Property Type: House (Res)
Land Size: 61922 sqm approx



19 Audley St LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 19/09/2019
Rooms: 10
Property Type: House
Land Size: 4046 sqm approx