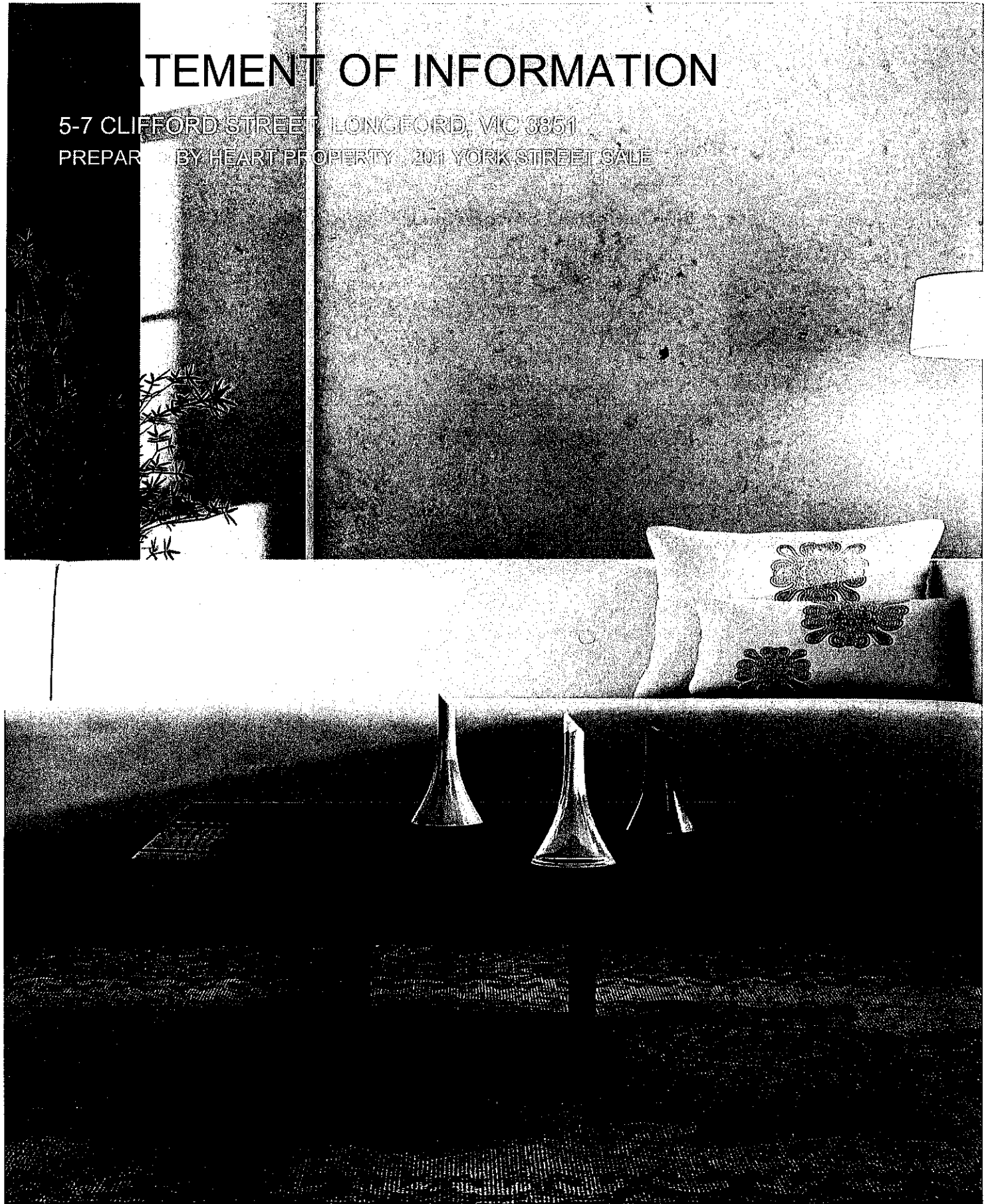


STATEMENT OF INFORMATION

5-7 CLIFFORD STREET, LONGFORD, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5-7 CLIFFORD STREET, LONGFORD, VIC

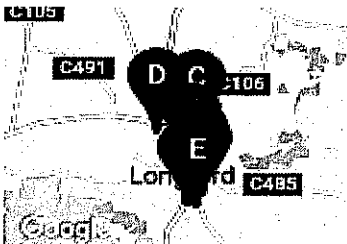
5 2 4

Indicative Selling Price

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

Price Range: \$477,000 to \$525,000

MEDIAN SALE PRICE



LONGFORD, VIC, 3851

Suburb Median Sale Price (House)

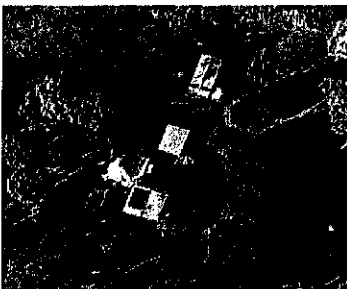
\$475,000

01 July 2018 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



160 SEASPRAY RD, LONGFORD, VIC 3851

5 3 3

Sale Price

\$471,000

Sale Date: 14/02/2019

Distance from Property: 3.4km



64 MCCOLL DR, LONGFORD, VIC 3851

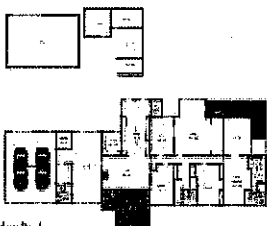
5 2 4

Sale Price

\$520,000

Sale Date: 13/12/2018

Distance from Property: 2.2km



4 WANDANA RD, SALE, VIC 3850

4 3 5

Sale Price

\$531,000

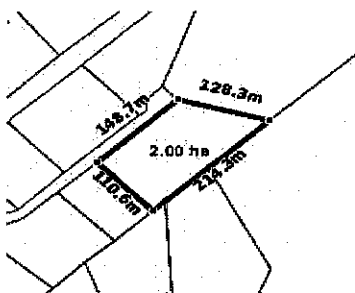
Sale Date: 15/03/2019

Distance from Property: 4.1km



This report has been compiled on 16/07/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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46 HILLTOP AVE, WURRUK, VIC 3850

4 - -

Sale Price
\$500,000

Sale Date: 27/11/2018

Distance from Property: 5.8km



135 BOUNDARY CREEK RD, LONGFORD, VIC

4 2 2

Sale Price
\$463,000

Sale Date: 09/11/2018

Distance from Property: 4.7km



27 BOUNDARY CREEK RD, LONGFORD, VIC

4 2 4

Sale Price
\$520,000

Sale Date: 06/08/2018

Distance from Property: 4.4km



163 COBB RD, LONGFORD, VIC 3851

4 2 8

Sale Price
\$535,000

Sale Date: 16/07/2018

Distance from Property: 3.3km



19 GERRAND DR, LONGFORD, VIC 3851

4 2 2

Sale Price
\$475,000

Sale Date: 09/07/2018

Distance from Property: 4.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

5-7 CLIFFORD STREET, LONGFORD, VIC 3851

Indicative selling price

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

Price Range: \$477,000 to \$525,000

Median sale price

Median price \$475,000

House

X

Unit

Suburb

LONGFORD

Period

01 July 2018 to 30 June 2019

Source

pricefinder

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
160 SEASPRAY RD, LONGFORD, VIC 3851	\$471,000	14/02/2019
64 MCCOLL DR, LONGFORD, VIC 3851	\$520,000	13/12/2018
4 WANDANA RD, SALE, VIC 3850	\$531,000	15/03/2019

46 HILLTOP AVE, WURRUK, VIC 3850	\$500,000	27/11/2018
135 BOUNDARY CREEK RD, LONGFORD, VIC 3851	\$463,000	09/11/2018
27 BOUNDARY CREEK RD, LONGFORD, VIC 3851	\$520,000	06/08/2018
163 COBB RD, LONGFORD, VIC 3851	\$535,000	16/07/2018
19 GERRAND DR, LONGFORD, VIC 3851	\$475,000	09/07/2018

