

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

12 Old Coach Lane, Longford Vic 3851

Indicative selling price

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

Single price

\$599,500

Median sale price

Median price

\$397,500

Property Type

House

Suburb

Longford

Period - From

07/01/2019

to

06/01/2020

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	46 Boggy Creek Rd LONGFORD 3851	\$597,500	18/09/2018
2	66 William Ct LONGFORD 3851	\$570,000	11/10/2018
3	77 Gerrand Dr LONGFORD 3851	\$560,000	02/11/2018

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 18 months.~~

This Statement of Information was prepared on:

07/01/2020 14:49



4 -

Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 10000 sqm approx

Agent Comments

Indicative Selling Price
\$599,500

Median House Price
07/01/2019 - 06/01/2020: \$397,500

Comparable Properties



46 Boggy Creek Rd LONGFORD 3851 (REI/VG) Agent Comments

4 2 10

Price: \$597,500

Method: Private Sale

Date: 18/09/2018

Rooms: 9

Property Type: House

Land Size: 9780 sqm approx



66 William Ct LONGFORD 3851 (REI/VG)

Agent Comments

6 2 5

Price: \$570,000

Method: Private Sale

Date: 11/10/2018

Rooms: 9

Property Type: House

Land Size: 9296 sqm approx



77 Gerrand Dr LONGFORD 3851 (REI/VG)

Agent Comments

4 2 3

Price: \$560,000

Method: Private Sale

Date: 02/11/2018

Rooms: 7

Property Type: House

Land Size: 13510 sqm approx