

# 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

46A 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

\$199,000

### Median sale price

Median price

\$170,000

Property Type

Vacant land

Suburb

Longford

Period - From

23/09/2018

to

22/09/2019

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 | Lot/21c Boggy Creek Rd LONGFORD 3851 | \$193,000 | 01/05/2019   |
| 2 | Lot/17 Newnham Rd LONGFORD 3851      | \$165,000 | 16/10/2018   |
| 3 | Lot/25 Boggy Creek Rd LONGFORD 3851  | \$145,000 | 12/10/2018   |

**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:

23/09/2019 16:26

Leo O'Brien

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**Indicative Selling Price**

\$199,000

**Median Land Price**

23/09/2018 - 22/09/2019: \$170,000



**Property Type:**

Agent Comments

## Comparable Properties



**Lot/21c Boggy Creek Rd LONGFORD 3851 (REI)**

Agent Comments



**Price:** \$193,000

**Method:** Private Sale

**Date:** 01/05/2019

**Property Type:** Land

**Land Size:** 11400 sqm approx



**Lot/17 Newnham Rd LONGFORD 3851 (REI)**

Agent Comments



**Price:** \$165,000

**Method:** Private Sale

**Date:** 16/10/2018

**Property Type:** Land

**Land Size:** 14650 sqm approx



**Lot/25 Boggy Creek Rd LONGFORD 3851 (REI)**

Agent Comments



**Price:** \$145,000

**Method:** Private Sale

**Date:** 12/10/2018

**Property Type:** Land

**Land Size:** 5450 sqm approx