

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

8 Arden Street, Longford Vic 3851

Indicative selling price

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

Single price

\$309,000

Median sale price

Median price

\$421,250

Property Type

House

Suburb

Longford

Period - From

01/10/2019

to

30/09/2020

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	9 Brennans Rd LONGFORD 3851	\$347,500	12/10/2019
2	3 Arden St LONGFORD 3851	\$340,000	10/12/2019
3	15 Arden St LONGFORD 3851	\$316,500	12/07/2020

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:

12/01/2021 11:17

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Indicative Selling Price

\$309,000

Median House Price

Year ending September 2020: \$421,250



 3  1  5

Property Type: House

Land Size: 2023 sqm approx

Agent Comments

Comparable Properties



9 Brennans Rd LONGFORD 3851 (REI/VG)

Agent Comments

 4  2  5

Price: \$347,500

Method: Private Sale

Date: 12/10/2019

Rooms: 7

Property Type: House

Land Size: 2048 sqm approx



3 Arden St LONGFORD 3851 (REI)

Agent Comments

 4  1  4

Price: \$340,000

Method: Private Sale

Date: 10/12/2019

Rooms: 6

Property Type: House

Land Size: 2000 sqm approx



15 Arden St LONGFORD 3851 (REI/VG)

Agent Comments

 3  2  4

Price: \$316,500

Method: Private Sale

Date: 12/07/2020

Rooms: 6

Property Type: House

Land Size: 2000 sqm approx