

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

15 Clark Court, Longford Vic 3851

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$369,500

Median sale priceMedian price \$435,000 House ☒ Unit ☐ Suburb or locality Longford

Period - From 01/01/2017 to 31/12/2017 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 eighteen 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	14 Ibis Way LONGFORD 3851	\$420,000	06/07/2017
2	Lot 4/21 Boggy Creek Rd LONGFORD 3851	\$415,000	08/08/2017
3	7b Andrews Rd LONGFORD 3851	\$380,000	17/03/2017

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 eighteen months.



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 8386 sqm approx

Agent Comments

Comparable Properties



14 Ibis Way LONGFORD 3851 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 06/07/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx



Lot 4/21 Boggy Creek Rd LONGFORD 3851 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 08/08/2017

Rooms: 9

Property Type: House

Land Size: 9617 sqm approx



7b Andrews Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 17/03/2017

Rooms: 8

Property Type: House

Land Size: 10200 sqm approx