

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

56 Highfield Drive, Longford Vic 3851

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$435,000

Property Type

House

Suburb

Longford

Period - From

11/11/2019

to

10/11/2020

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	49b Boggy Creek Rd LONGFORD 3851	\$650,000	02/03/2020
2	19 Audley St LONGFORD 3851	\$615,000	19/09/2019
3	45 Newnham Rd LONGFORD 3851	\$600,000	05/05/2020

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:

11/11/2020 13:48



4 2 2

Property Type: House
Land Size: 13250 sqm approx
Agent Comments

Indicative Selling Price
\$625,000

Median House Price
11/11/2019 - 10/11/2020: \$435,000

Comparable Properties



49b Boggy Creek Rd LONGFORD 3851 (VG)

Agent Comments

4 - -

Price: \$650,000
Method: Sale
Date: 02/03/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 9542 sqm approx



19 Audley St LONGFORD 3851 (REI/VG)

Agent Comments

5 2 2

Price: \$615,000
Method: Private Sale
Date: 19/09/2019
Rooms: 10
Property Type: House
Land Size: 4046 sqm approx



45 Newnham Rd LONGFORD 3851 (REI/VG)

Agent Comments

5 1 6

Price: \$600,000
Method: Private Sale
Date: 05/05/2020
Rooms: 10
Property Type: House
Land Size: 32374 sqm approx