

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

171 Bennetts Road, Longlea Vic 3551

Indicative selling price

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

Range between \$1,090,000

&

\$1,150,000

Median sale price

Median price \$977,500

Property Type House

Suburb Longlea

Period - From 06/03/2022

to

05/03/2023

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	31 Braeside Dr JUNORTOUN 3551	\$1,150,000	24/05/2022
2	34 Domenica Dr JUNORTOUN 3551	\$1,100,000	17/11/2021
3	14 Floreate Dr JUNORTOUN 3551	\$1,100,000	21/09/2021

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:

06/03/2023 11:59



Property Type:
Divorce/Estate/Family Transfers
Land Size: 20000 sqm approx
Agent Comments

Indicative Selling Price
\$1,090,000 - \$1,150,000
Median House Price
06/03/2022 - 05/03/2023: \$977,500

Comparable Properties



31 Braeside Dr JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 24/05/2022
Property Type: House
Land Size: 12000 sqm approx



34 Domenica Dr JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 11735.89 sqm approx



14 Floreate Dr JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 21/09/2021
Property Type: House
Land Size: 11331.21 sqm approx