



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**99 Murphy Lane,
LONGLEA 3551**

 4 beds

 2 baths

 6 parking

Indicative selling price

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

Range \$650,000 - \$695,000

Median sale price

Not provided

Comparable property sales

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 the most comparable to the property for sale.

66 Maynard Road,
Longlea 3551

Price **\$700,000** Sold 21
March 2019

159 Murphy Lane,
Longlea 3551

Price **\$520,000** Sold 30 July
2018

324 Bowles Road,
Longlea 3551

Price **\$580,000** Sold 14 May
2018

This Statement of Information was prepared on 18th Oct 2019

Additional Information

Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property is offered for sale is available. The comparable indicative property price offered for sale is based on the comparable records (if any) provided to the estate agent or agent's representative in accordance with the requirements of section 47AF(2)(b) of the Estate Agents Act 1980. This information was sourced from RP Data.

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