

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

12 Old Coach Lane, 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 \$522,500

Property Type House

Suburb Longford

Period - From 16/09/2018

to 15/09/2019

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	98 Abels Rd LONGFORD 3851	\$670,000	01/09/2018
2			
3			

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.

This Statement of Information was prepared on:

16/09/2019



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx

Agent Comments

Indicative Selling Price
\$625,000

Median House Price
16/09/2018 - 15/09/2019: \$522,500

Comparable Properties



98 Abels Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 01/09/2018

Rooms: 9

Property Type: House (Res)

Land Size: 8844 sqm approx

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.