

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 and
postcode

LOT 17 Peppertree Hill Road Longford VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$180,000

Property type

Land

Suburb

Longford

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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

53 Andrews Road Longford VIC 3851	\$180,000	20-Jan-21
57 Andrews Road Longford VIC 3851	\$175,000	07-Jul-20
61 Andrews Road Longford VIC 3851	\$185,000	22-May-20

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.~~

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53 Andrews Road Longford VIC 3851

4 2 -

Sold Price

\$180,000

Sold Date

20-Jan-21

Distance

0.04km



57 Andrews Road Longford VIC 3851

4 2 -

Sold Price

\$175,000

Sold Date

07-Jul-20

Distance

0.1km



61 Andrews Road Longford VIC 3851

- - -

Sold Price

\$185,000

Sold Date

22-May-20

Distance

0.16km



79 Andrews Road Longford VIC 3851

4 2 -

Sold Price

\$195,000

Sold Date

21-Jul-20

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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