

# STATEMENT OF INFORMATION

"TEGAN PARK" 160 CARRS CREEK ROAD, LONGFORD, VIC 3851

PREPARED BY MARK HURST, HEART PROPERTY, PHONE: 0409



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**"TEGAN PARK" 160 CARRS CREEK ROAD,**  4  1  -

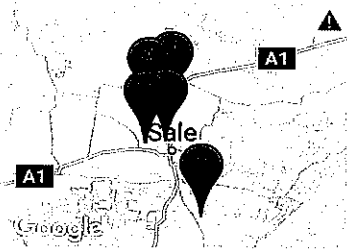
### Indicative Selling Price

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

Price Range: **\$734,000 to \$811,000**

Provided by: Mark Hurst, Heart Property

## MEDIAN SALE PRICE




**LONGFORD, VIC, 3851**

Suburb Median Sale Price (House)

**\$452,000**

01 October 2016 to 30 September 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.




**549 MAFFRA-SALE RD, BUNDALAGUAH, VIC**  4  1  4

Sale Price

**\$712,500**

Sale Date: 10/07/2016

Distance from Property: 23km. 



**65 LATHAMS RD, STRATFORD, VIC 3862**  5  2  6

Sale Price

**\$800,000**

Sale Date: 11/07/2016



**335 MYRTLEBANK-FULHAM RD, FULHAM, VIC**  5  3  2

Sale Price

**\$770,000**

Sale Date: 17/07/2016



This report has been compiled on 13/10/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



**4441 PRINCES HWY, FULHAM, VIC 3851**

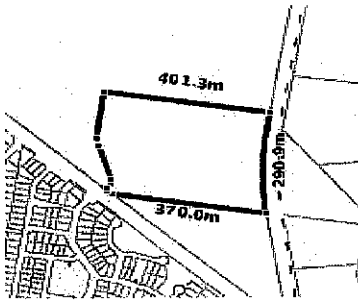


Sale Price

**\$860,294**

Sale Date: 23/07/2015

View from Property Link



**MAFFRA-SALE RD, SALE, VIC 3850**



Sale Price

**\$720,350**

Sale Date: 12/09/2015

View from Property Link



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
including suburb and  
postcode

"TEGAN PARK" 160 CARRS CREEK ROAD, LONGFORD, VIC 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$734,000 to \$811,000

### Median sale price

Median price

\$452,000

House

Unit

Suburb

LONGFORD

Period

01 October 2016 to 30 September  
2017

Source

 pricefinder

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
549 MAFFRA-SALE RD, BUNDALAGUAH, VIC 3851	\$712,500	10/02/2016
65 LATHAMS RD, STRATFORD, VIC 3862	\$800,000	21/12/2015
335 MYRTLEBANK-FULHAM RD, FULHAM, VIC 3851	\$770,000	20/04/2015
4441 PRINCES HWY, FULHAM, VIC 3851	\$860,294	21/01/2016

MAFFRA-SALE RD, SALE, VIC 3850	\$720,350	18/08/2015
--------------------------------	-----------	------------

