

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

16 Ibis Way, Longford Vic 3851

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$750,000 Property Type House Suburb Longford

Period - From 26/07/2022 to 25/07/2023 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	65 Highfield Dr LONGFORD 3851	\$895,000	01/02/2022
2	52 Harpley Ct LONGFORD 3851	\$880,000	26/04/2023
3	16 Ibis Way LONGFORD 3851	\$865,000	29/06/2022

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:

26/07/2023 15:41



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Property Type: House
Land Size: 10845.5848 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$850,000 - \$880,000
Median House Price
26/07/2022 - 25/07/2023: \$750,000

Comparable Properties



65 Highfield Dr LONGFORD 3851 (REI/VG)

[Agent Comments](#)

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Price: \$895,000
Method: Private Sale
Date: 01/02/2022
Property Type: House
Land Size: 9657 sqm approx



52 Harpley Ct LONGFORD 3851 (REI/VG)

[Agent Comments](#)

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Price: \$880,000
Method: Private Sale
Date: 26/04/2023
Property Type: House
Land Size: 14851.98 sqm approx



16 Ibis Way LONGFORD 3851 (REI/VG)

[Agent Comments](#)

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Price: \$865,000
Method: Private Sale
Date: 29/06/2022
Property Type: House
Land Size: 10845.58 sqm approx