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

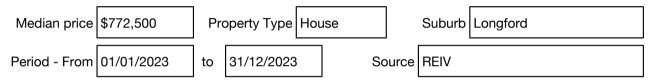
12 Arden Street, Longford Vic 3851

Indicative selling price

For the meaning of	of this price	see consumer.	/ic.gov.au/und	erquoting

Single price \$599,950

Median sale price



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	25 Newnham Rd LONGFORD 3851	\$635,000	12/12/2023
2	5 Killeen Rd LONGFORD 3851	\$585,000	14/06/2023
3	2702 Rosedale Longford Rd LONGFORD 3851	\$555,000	08/08/2022

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:

16/01/2024 09:06



12 Arden Street, Longford Vic 3851

GRAHAM CHALMER





Property Type: Divorce/Estate/Family Transfers Land Size: 2023 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$599,950 Median House Price Year ending December 2023: \$772,500

Comparable Properties

25 Newnham Rd LONGFORD 3851 (REI) 3 1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Agent Comments
5 Killeen Rd LONGFORD 3851 (REI) 4 1 2 4 Price: \$585,000 Method: Private Sale Date: 14/06/2023 Property Type: House Land Size: 2005 sqm approx	Agent Comments
2702 Rosedale Longford Rd LONGFORD 3851 (REI/VG) 4 2 2 2 Price: \$555,000 Method: Private Sale Date: 08/08/2022 Property Type: House Land Size: 916 sqm approx	Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



propertydata

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