

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

15 Andrews Road, Longford Vic 3851

Indicative selling price

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

Single price \$960,000

Median sale price

Median price \$772,500

Property Type House

Suburb Longford

Period - From 01/01/2023

to 31/12/2023

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	2672 Rosedale Longford Rd LONGFORD 3851	\$1,150,000	06/06/2023
2	72 Boggy Creek Rd LONGFORD 3851	\$1,070,000	01/06/2023
3	66 William Ct LONGFORD 3851	\$995,000	02/12/2022

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:

31/01/2024 14:33

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Indicative Selling Price
\$960,000

Median House Price
Year ending December 2023: \$772,500



Property Type: Hobby Farm < 20 ha
Land Size: 20000 sqm approx
Agent Comments

Comparable Properties

2672 Rosedale Longford Rd LONGFORD 3851 (VG) Agent Comments



Price: \$1,150,000
Method: Sale
Date: 06/06/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8000 sqm approx



72 Boggy Creek Rd LONGFORD 3851 (REI) Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 01/06/2023
Property Type: House
Land Size: 10300 sqm approx



66 William Ct LONGFORD 3851 (REI/VG) Agent Comments



Price: \$995,000
Method: Private Sale
Date: 02/12/2022
Property Type: House
Land Size: 9296 sqm approx

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