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

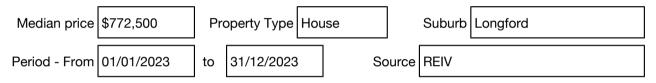
15 Andrews Road, Longford Vic 3851

Indicative selling price

For the	meaning	of this	price see	consumer.vic.	.dov.au/u	nderauotina
		•••••			3.5.1.5.5.	

Single price \$960,000

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.

Add	dress 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



GRAHAM CHALMER

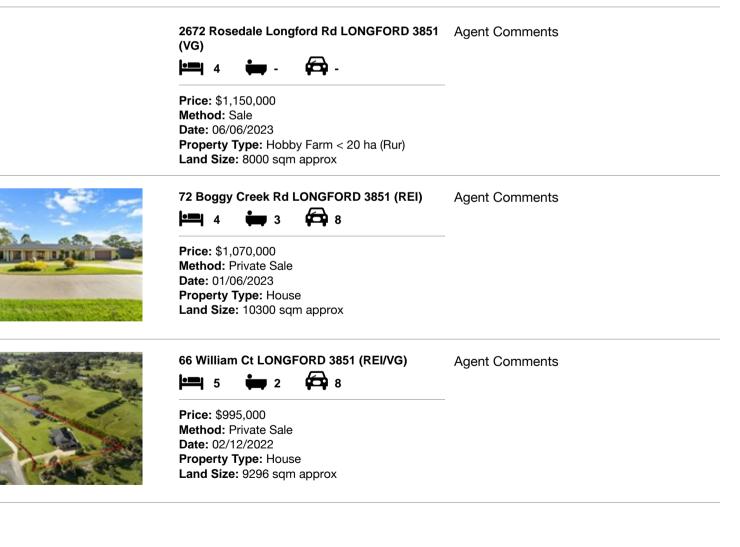




Property Type: Hobby Farm < 20 ha Land Size: 20000 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$960,000 Median House Price Year ending December 2023: \$772,500

Comparable Properties



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



propertydata

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