## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for s	ale
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Address	16 Ibis Way, Longford Vic 3851
Including suburb or	
locality and postcode	

#### Indicative selling price

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

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

#### Median sale price

Median price	\$750,000	Pro	perty 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.

Add	dress 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



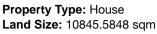


Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

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







approx

**Agent Comments** 



# Comparable Properties



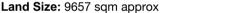
65 Highfield Dr LONGFORD 3851 (REI/VG)





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Price: \$895.000 Method: Private Sale Date: 01/02/2022 Property Type: House





52 Harpley Ct LONGFORD 3851 (REI/VG)









Price: \$880,000 Method: Private Sale Date: 26/04/2023 Property Type: House

Land Size: 14851.98 sqm approx



Agent Comments

**Agent Comments** 



16 Ibis Way LONGFORD 3851 (REI/VG)







Price: \$865,000 Method: Private Sale Date: 29/06/2022 Property Type: House

Land Size: 10845.58 sqm approx

Agent Comments

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



