

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

34 Harpley Court, Longford Vic 3851

Indicative selling price

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

Single price \$790,000

Median sale price

Median price \$745,000

Property Type House

Suburb Longford

Period - From 01/07/2022

to 30/06/2023

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	58 Newnham Rd LONGFORD 3851	\$950,000	27/04/2022
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:

15/08/2023 10:25

Victoria Cook
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Indicative Selling Price
\$790,000

Median House Price
Year ending June 2023: \$745,000



4 2 2

Property Type: House
Land Size: 15175 sqm approx
Agent Comments

Comparable Properties



58 Newnham Rd LONGFORD 3851 (VG)

Agent Comments

4 - -

Price: \$950,000
Method: Sale
Date: 27/04/2022
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 16459 sqm approx



52 Harpley Ct LONGFORD 3851 (REI/VG)

Agent Comments

4 2 10

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

4 2 4

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

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