

# 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

109 Mccoll Drive, Longford Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$855,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Longford

Period - From

01/04/2023

to

31/03/2024

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	15 Andrews Rd LONGFORD 3851	\$910,000	05/04/2024
2	16 Ibis Way LONGFORD 3851	\$810,000	29/11/2023
3	34 Harpley Ct LONGFORD 3851	\$795,000	03/11/2023

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:

27/05/2024 10:09

109 Mccoll Drive, Longford Vic 3851

**GRAHAM CHALMER**  
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

**Indicative Selling Price**

\$855,000

**Median House Price**

Year ending March 2024: \$750,000



4 3 4

**Property Type:** House

**Land Size:** 5787 sqm approx

**Agent Comments**

## Comparable Properties



**15 Andrews Rd LONGFORD 3851 (REI)**

**Agent Comments**

4 2 5

**Price:** \$910,000

**Method:** Private Sale

**Date:** 05/04/2024

**Property Type:** House

**Land Size:** 10550 sqm approx



**16 Ibis Way LONGFORD 3851 (REI)**

**Agent Comments**

4 2 4

**Price:** \$810,000

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** House

**Land Size:** 10845.58 sqm approx



**34 Harpley Ct LONGFORD 3851 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$795,000

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** House

**Land Size:** 15170 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.