### 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

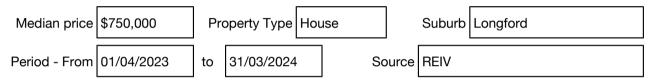
109 Mccoll Drive, Longford Vic 3851

#### Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.au/	underquoting	

Single price \$855,000

#### 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.

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



# GRAHAM CHALMER



**Property Type:** House **Land Size:** 5787 sqm approx Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$855,000 Median House Price Year ending March 2024: \$750,000

## **Comparable Properties**

	15 Andrews Rd LONGFORD 3851 (REI) 4 🍎 2 🋱 5	Agent Comments
	Price: \$910,000	
	Method: Private Sale	
and the second s	Date: 05/04/2024 Property Type: House	
	Land Size: 10550 sqm approx	
	16 Ibis Way LONGFORD 3851 (REI)	Agent Comments
A CONTRACTOR OF THE OWNER	<b>1</b> 4 <b>1</b> 2 <b>1</b> 4	
	Price: \$810,000	
	Method: Private Sale	
Re	Date: 29/11/2023 Property Type: House	
	Land Size: 10845.58 sqm approx	
	34 Harpley Ct LONGFORD 3851 (REI/VG)	Agent Comments
1 CHE	i 4 i 2 i 4	
	Price: \$795,000	
AND AND AND A DESCRIPTION OF A DESCRIPTI		

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



propertydata

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