

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

35 Hampton Court, Longford Vic 3851

Indicative selling price

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

Single price \$880,000

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	52 Harpley Ct LONGFORD 3851	\$880,000	26/04/2023
3	81 Boundary Creek Rd LONGFORD 3851	\$831,670	31/03/2023

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:

12/06/2024 11:56

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4 2 8

Property Type: House
Land Size: 30222 sqm approx
Agent Comments

Indicative Selling Price
\$880,000
Median House Price
Year ending March 2024: \$750,000

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



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



81 Boundary Creek Rd LONGFORD 3851 (REI/VG)

Agent Comments

4 2 4

Price: \$831,670
Method: Private Sale
Date: 31/03/2023
Property Type: House
Land Size: 4595 sqm approx

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