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

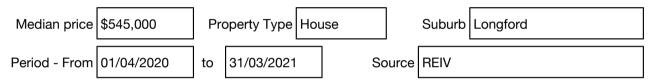
30 Audley Street, Longford Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$1,350,000

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6386 South Gippsland Hwy LONGFORD 3851	\$1,225,000	22/12/2020
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

21/06/2021 09:31



GRAHAM CHALMER





Property Type: House **Land Size:** 217000 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$1,350,000 Median House Price Year ending March 2021: \$545,000

Comparable Properties



Method: Sale Date: 22/12/2020 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 37000 sqm approx

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 eighteen months.

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





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.