

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

Single price

\$1,350,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Longford

Period - From

01/04/2020

to

31/03/2021

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 eighteen 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	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

30 Audley Street, Longford Vic 3851

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

0351439206

0419381832

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Indicative Selling Price

\$1,350,000

Median House Price

Year ending March 2021: \$545,000



 4  2  20

Property Type: House

Land Size: 217000 sqm approx

Agent Comments

Comparable Properties



6386 South Gippsland Hwy LONGFORD 3851 (VG)

Agent Comments

 5  -  -

Price: \$1,225,000

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