Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 8 Brewer Court, Longford Vic 3851

Indicative selling price

For the meaning c	of this price see co	onsumer.vic.gov.au/	/underquot	ing
		1		

Single price \$675,000

Median sale price

Median price	\$772,500	Pro	operty Type Hou	JSE	Suburb	Longford
Period - From	01/01/2023	to	31/12/2023	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.

Add	dress of comparable property	Price	Date of sale
1	32 Boyle Rd LONGFORD 3851	\$700,000	27/06/2023
2	58 Longford Loch Sport Rd LONGFORD 3851	\$685,000	15/12/2022
3	5 Clear View Ct LONGFORD 3851	\$660,000	02/09/2022

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:

01/03/2024 09:18



GRAHAM CHALMER





Property Type: Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$675,000 Median House Price Year ending December 2023: \$772,500

Comparable Properties



Price: \$700,000 Method: Sale Date: 27/06/2023 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20000 sqm approx



58 Longford Loch Sport Rd LONGFORD 3851 Agent Comments (VG)



Price: \$685,000 Method: Sale Date: 15/12/2022 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 6311 sqm approx



5 Clear View Ct LONGFORD 3851 (REI/VG)



VG) Agent Comments

Agent Comments

Price: \$660,000 Method: Private Sale Date: 02/09/2022 Property Type: House Land Size: 4018 sqm approx

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





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