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

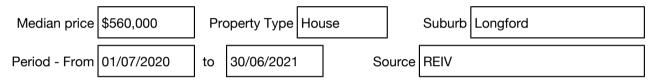
2697 Rosedale-Longford Road, Longford Vic 3851

Indicative selling price

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Single price \$639,000

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	22 Andrews Rd LONGFORD 3851	\$666,000	06/12/2020
2	2620 Rosedale Longford Rd LONGFORD 3851	\$639,950	04/06/2021
3	56 Highfield Dr LONGFORD 3851	\$635,000	12/01/2021

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:

13/09/2021 11:55



GRAHAM CHALMER



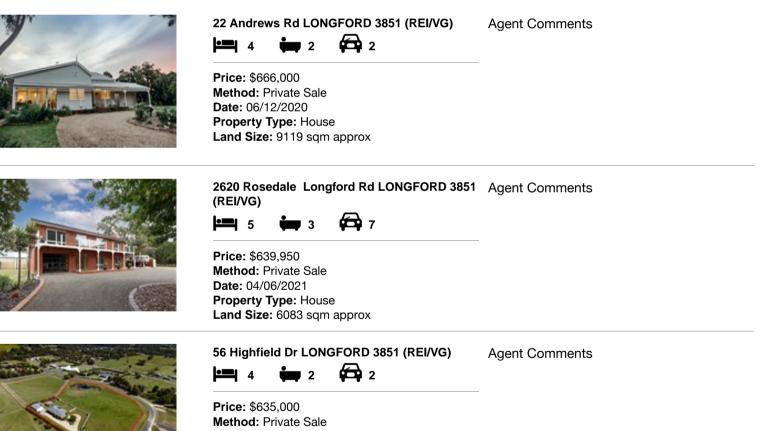


Property Type: Agent Comments

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$639,000 **Median House Price** Year ending June 2021: \$560,000

Comparable Properties



Date: 12/01/2021 Property Type: House Land Size: 13500 sqm approx

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



propertydata

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