

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

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

Single price \$639,000

Median sale price

Median price \$560,000

Property Type House

Suburb Longford

Period - From 01/07/2020

to 30/06/2021

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 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

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Indicative Selling Price

\$639,000

Median House Price

Year ending June 2021: \$560,000



Property Type:

Agent Comments

Comparable Properties



22 Andrews Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$666,000

Method: Private Sale

Date: 06/12/2020

Property Type: House

Land Size: 9119 sqm approx



2620 Rosedale Longford Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$639,950

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 6083 sqm approx



56 Highfield Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 12/01/2021

Property Type: House

Land Size: 13500 sqm approx

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