

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

97 Hawkins Road, Longford Vic 3851

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$750,000

Property Type House

Suburb Longford

Period - From 01/04/2023

to 31/03/2024

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	119 Cochranes Rd SEASPRAY 3851	\$745,000	21/03/2023
2	78 Carrs Creek Rd LONGFORD 3851	\$565,000	08/05/2023
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:

28/06/2024 12:40

Ferg Horan

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0417 123 162

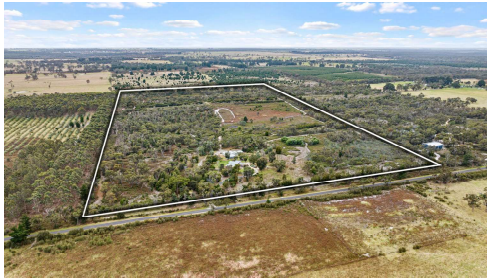
fhoran@chalmer.com.au

Indicative Selling Price

\$640,000

Median House Price

Year ending March 2024: \$750,000



 3  2  5

Property Type: House

Land Size: 202343 sqm approx

Agent Comments

Comparable Properties

119 Cochranes Rd SEASPRAY 3851 (VG)

Agent Comments

 3  -  -

Price: \$745,000

Method: Sale

Date: 21/03/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 180600 sqm approx



78 Carrs Creek Rd LONGFORD 3851 (VG)

Agent Comments

 4  -  -

Price: \$565,000

Method: Sale

Date: 08/05/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 77300 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.