

# 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

56 Highfield Drive, Longford Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$850,000

### Median sale price

Median price \$740,000

Property Type House

Suburb Longford

Period - From 09/12/2023

to 08/12/2024

Source Property Data

### 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	35 Hampton Ct LONGFORD 3851	\$830,000	22/11/2024
2	95 Seaspray Rd LONGFORD 3851	\$880,000	19/11/2024
3	109 McColl Dr LONGFORD 3851	\$835,000	16/07/2024

**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:

09/12/2024 16:59

Sarah Bedgood

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**Indicative Selling Price**

\$850,000

**Median House Price**

09/12/2023 - 08/12/2024: \$740,000



**Property Type:** House

**Land Size:** 13500 sqm approx

Agent Comments

## Comparable Properties



**35 Hampton Ct LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$830,000

**Method:** Private Sale

**Date:** 22/11/2024

**Property Type:** House

**Land Size:** 30222 sqm approx



**95 Seaspray Rd LONGFORD 3851 (REI)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** House

**Land Size:** 16000 sqm approx



**109 McColl Dr LONGFORD 3851 (REI/VG)**

Agent Comments



**Price:** \$835,000

**Method:** Private Sale

**Date:** 16/07/2024

**Property Type:** House

**Land Size:** 5778 sqm approx

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



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