

Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 1										nts Act 1980
Prop	erty offer	ed for s	sale								
Address Including suburb or locality andpostcode			340 Lower Settlement Road, Pearsondale Vic 3851								
Indic	ative sell	ing pric	e								
For th	ne meaning	of this p	orice see co	nsum	er.vic.gov.	au/und	erquoting				
	Single price	e \$420,0	000								
Medi	an sale p	rice*									
Median price			H	ouse		Unit		Sub	urb or locality	Pears	sondale
Period - From			to				Source				
Com	parable p	roperty	sales (*D	elete	A or B b	elow a	as applica	ble)	1		
A *	eighteer		s that the es					•	operty for sale onsiders to be		
Address of comparable property								Price	D	ate of sale	
1	73 Mccoll Dr LONGFORD 3851								\$443,000	1	1/10/2017
2	56 Harpley Ct LONGFORD 3851								\$440,000	0	3/01/2017
3	6411 South Gippsland Hwy LONGFORD 3851								\$398,000	2	9/03/2018
OR B*	The est	nto c===	t or or call		oontetius :	10055	abby ballary	.a. 41-	at fower than t	b.eo	omporch!

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.

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





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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Indicative Selling Price \$420,000 No median price available





Property Type: House (Previously

Occupied - Detached)

Land Size: 850000 sqm approx

Agent Comments

Comparable Properties



73 Mccoll Dr LONGFORD 3851 (REI/VG)





Price: \$443.000 Method: Private Sale Date: 11/10/2017

Rooms: -

Property Type: House

Land Size: 10000 sqm approx

Agent Comments



56 Harpley Ct LONGFORD 3851 (REI/VG)

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Price: \$440,000 Method: Private Sale Date: 03/01/2017

Rooms: 6

Property Type: House

Land Size: 17400 sqm approx

Agent Comments



6411 South Gippsland Hwy LONGFORD 3851

(REI)

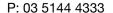
Price: \$398,000

Method: Private Sale Date: 29/03/2018 Rooms: 9

Property Type: House

Agent Comments





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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