Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered for s	sale								
	Address ding suburb or and postcode	106 Windy Ridge Road, Longford Vic 3851								
Indicati	ve selling pric	e								
For the m	neaning of this p	rice see o	cons	sumer.vic.gov.au/	underquo [/] underquo	oting				
Single price \$1,475,000										
Median	sale price					_				
Media	n price \$750,00	00	Pro	operty Type Hou	se		Suburb	Longford		
Period - From 01/07/2023 to 30/06/2024 Source REIV						REIV				
Compa	rable property	sales (*	Del	lete A or B belo	ow as ap	plica	ble)			
•		s that the		s sold within five ate agent or agen				•		
Address of comparable property							F	rice	Date of sale	
1										
2										
3										
OR										
				epresentative rea ve kilometres of t						
	This Statement of Information was prepared on:						on:	01/10/2024 16:58		



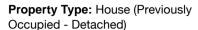


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> Indicative Selling Price \$1,475,000

Median House Price Year ending June 2024: \$750,000





Land Size: 170000 sqm approx

Agent Comments



Comparable Properties

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



