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

52 Harpley Court, Longford Vic 3851

Indicative selling price

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

Single price | $895,000

Median sale price

| Median price | $730,000 | Property Type | House | Suburb | Longford |

| Period - From | 01/01/2022 | to | 31/12/2022 | 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	65 Highfield Dr LONGFORD 3851	$895,000	01/02/2022
2	218 Seaspray Rd LONGFORD 3851	$870,000	05/12/2022
3	16 Ibis Way LONGFORD 3851	$865,000	29/06/2022

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: 09/03/2023 10:27

CONSUMER AFFAIRS VICTORIA

GRAHAM CHALMER
PTY. LTD.

Chris Morrison
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Indicative Selling Price
$895,000
Median House Price
Year ending December 2022: $730,000

4   2   10

Property Type: House
Land Size: 14851.9762 sqm approx

Agent Comments

Comparable Properties

65 Highfield Dr LONGFORD 3851 (REI/VG)

4   2   6

Price: $895,000
Method: Private Sale
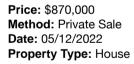**Date:** 01/02/2022
Property Type: House
Land Size: 9657 sqm approx

Agent Comments

218 Seaspray Rd LONGFORD 3851 (REI)

4   2   12

Price: $870,000
Method: Private Sale
Date: 05/12/2022
Property Type: House

Agent Comments

16 Ibis Way LONGFORD 3851 (REI/VG)

4   2   4

Price: $865,000
Method: Private Sale
Date: 29/06/2022
Property Type: House
Land Size: 10845.58 sqm approx

Agent Comments

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