

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

5 Killeen Road, Longford Vic 3851

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Longford

Period - From

01/04/2022

to

31/03/2023

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	50 High St LONGFORD 3851	\$615,000	16/06/2022
2	2702 Rosedale Longford Rd LONGFORD 3851	\$555,000	08/08/2022
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:

04/05/2023 16:54

5 Killeen Road, Longford Vic 3851

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$585,000

Median House Price

Year ending March 2023: \$745,000



4 1 4

Property Type: House

Land Size: 2005 sqm approx

Agent Comments

Comparable Properties



50 High St LONGFORD 3851 (REI)

Agent Comments

4 2 2

Price: \$615,000

Method: Private Sale

Date: 16/06/2022

Property Type: House



2702 Rosedale Longford Rd LONGFORD 3851 (REI/VG)

Agent Comments

4 2 2

Price: \$555,000

Method: Private Sale

Date: 08/08/2022

Property Type: House

Land Size: 916 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.

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



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