

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

20 Hampton Court, Longford Vic 3851

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$750,000

Property Type House

Suburb Longford

Period - From 01/04/2023

to 31/03/2024

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	15 Andrews Rd LONGFORD 3851	\$910,000	05/04/2024
2	52 Harpley Ct LONGFORD 3851	\$880,000	26/04/2023
3	20 Hampton Ct LONGFORD 3851	\$170,000	16/09/2016

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:

03/06/2024 13:48

20 Hampton Court, Longford Vic 3851

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$899,000

Median House Price

Year ending March 2024: \$750,000



3 2 8

Property Type: House

Land Size: 10560 sqm approx

Agent Comments

Comparable Properties



15 Andrews Rd LONGFORD 3851 (REI)

Agent Comments

4 2 5

Price: \$910,000

Method: Private Sale

Date: 05/04/2024

Property Type: House

Land Size: 10550 sqm approx



52 Harpley Ct LONGFORD 3851 (REI/VG)

Agent Comments

4 2 10

Price: \$880,000

Method: Private Sale

Date: 26/04/2023

Property Type: House

Land Size: 14851.98 sqm approx

20 Hampton Ct LONGFORD 3851 (VG)

Agent Comments

- - -

Price: \$170,000

Method: Sale

Date: 16/09/2016

Property Type: House (Res)

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



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