

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

7 Killeen Road, Longford Vic 3851

Indicative selling price

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

Single price

\$625,000

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	25 Newnham Rd LONGFORD 3851	\$635,000	12/12/2023
2	264a Seaspray Rd LONGFORD 3851	\$622,500	02/10/2023
3	5 Killeen Rd LONGFORD 3851	\$585,000	14/06/2023

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:

15/05/2024 16:57

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Indicative Selling Price

\$625,000

Median House Price

Year ending March 2024: \$750,000



 4  2  4

Property Type: House

Land Size: 2060 sqm approx

Agent Comments

Comparable Properties



25 Newnham Rd LONGFORD 3851 (REI/VG)

Agent Comments

 3  1  3

Price: \$635,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 8285 sqm approx

264a Seaspray Rd LONGFORD 3851 (VG)

Agent Comments

 5  -  -

Price: \$622,500

Method: Sale

Date: 02/10/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10756 sqm approx



5 Killeen Rd LONGFORD 3851 (REI/VG)

Agent Comments

 4  1  4

Price: \$585,000

Method: Private Sale

Date: 14/06/2023

Property Type: House

Land Size: 2005 sqm approx

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