

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	64 Mccoll Drive, Longford Vic 3851
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$549,900
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Median sale price

Median price	\$425,000	Hou	ise X	Unit		Suburb or locality	Longford
Period - From	01/07/2017	to	30/06/2018		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.

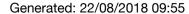
Address of comparable property

	areae or comparation property		2410 01 04110
1	6140 South Gippsland Hwy LONGFORD 3851	\$587,500	06/07/2018
2	56 William Ct LONGFORD 3851	\$535,000	07/09/2017
3	22 Andrews Rd LONGFORD 3851	\$520,000	19/10/2017

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.

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



Date of sale





Price



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> Indicative Selling Price \$549,900

Median House Price Year ending June 2018: \$425,000









Property Type: Rural Residential **Land Size:** 12464 sqm approx

Agent Comments



Comparable Properties



6140 South Gippsland Hwy LONGFORD 3851

(REI)









Price: \$587,500 Method: Private Sale Date: 06/07/2018

Rooms: 9

Property Type: House - Semi-detached

Agent Comments



56 William Ct LONGFORD 3851 (REI/VG)









Price: \$535,000 **Method:** Private Sale **Date:** 07/09/2017

Rooms: 7

Property Type: House

Land Size: 8495 sqm approx

Agent Comments



22 Andrews Rd LONGFORD 3851 (REI/VG)

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Price: \$520,000 **Method:** Private Sale **Date:** 19/10/2017

Rooms: 9

Property Type: House

Land Size: 10000 sqm approx

Agent Comments





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