

Chris Morrison 0351439206 0419381832

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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 andpostcode

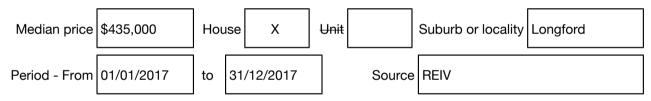
27 Boundary Creek Road, Longford Vic 3851

Indicative selling price

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

Single price \$549,950

Median sale price



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	6441 South Gippsland Hwy LONGFORD 3851	\$580,000	17/10/2016
2	7 Boggy Creek Rd LONGFORD 3851	\$555,000	16/05/2017
3	56 William Ct LONGFORD 3851	\$535,000	07/09/2017

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



27 Boundary Creek Road, Longford Vic 3851

GRAHAM CHALMER





Rooms: Property Type: Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$549,950 Median House Price Year ending December 2017: \$435,000

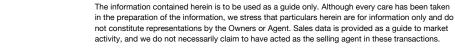
Comparable Properties

6441 South Gippsland Hwy LONGFORD 3851 (REI/VG) 4 2 3 3 Price: \$580,000 Method: Private Sale Date: 17/10/2016 Rooms: - Property Type: Misc Improvements Rural (no dwelling) Land Size: 74869 sqm approx	Agent Comments
7 Boggy Creek Rd LONGFORD 3851 (VG) □ 3 □ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Agent Comments
56 William Ct LONGFORD 3851 (REI/VG) 4 2 4 Price: \$535,000 Method: Private Sale Date: 07/09/2017 Rooms: 7 Property Type: House Land Size: 8495 sqm approx	Agent Comments

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