

# 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

65 Highfield Drive, Longford Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$920,000

### Median sale price

Median price \$635,000

Property Type House

Suburb Longford

Period - From 01/10/2020

to 30/09/2021

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 | 39 Glencoe Rd LONGFORD 3851    | \$865,000 | 20/08/2021   |
| 2 |                                |           |              |
| 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:

07/12/2021 11:38

65 Highfield Drive, Longford Vic 3851

**GRAHAM CHALMER**  
PTY. LTD.

Chris Morrison

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**Indicative Selling Price**

\$870,000 - \$920,000

**Median House Price**

Year ending September 2021: \$635,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 10000 sqm approx

Agent Comments

## Comparable Properties

**39 Glencoe Rd LONGFORD 3851 (VG)**

Agent Comments



**Price:** \$865,000

**Method:** Sale

**Date:** 20/08/2021

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 10000 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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