

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

49 Abels Road, 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

\$772,500

Property Type

House

Suburb

Longford

Period - From

01/01/2023

to

31/12/2023

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	52 Harpley Ct LONGFORD 3851	\$880,000	26/04/2023
2	218 Seaspray Rd LONGFORD 3851	\$870,000	05/12/2022
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:

22/03/2024 09:05



4 2 4

Rooms: 9
Property Type: House
Agent Comments

Indicative Selling Price
\$899,000

Median House Price
Year ending December 2023: \$772,500

Comparable Properties



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



218 Seaspray Rd LONGFORD 3851 (REI)

Agent Comments

4 2 12

Price: \$870,000
Method: Private Sale
Date: 05/12/2022
Property Type: House

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