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

Period - From 01/01/2023

For the meaning	of this price see	consumer.vic.go	ov.au/underquoting					
Single price	e \$899,000							
Median sale price								
Median price	\$772,500	Property Type	House	Suburb Longford				
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Comparable property sales (*Delete A or B below as applicable)

to

31/12/2023

A* These are the three properties sold within five kilometres of the property for sale in the lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Source REIV

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



49 Abels Road, Longford Vic 3851

GRAHAM CHALMER





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) 4 2 2 10 Price: \$880,000 Method: Private Sale Date: 26/04/2023 Property Type: House Land Size: 14851.98 sqm approx	Agent Comments
218 Seaspray Rd LONGFORD 3851 (REI) 4 2 2 12 Price: \$870,000 Method: Private Sale Date: 05/12/2022 Property Type: House	Agent Comments

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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