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

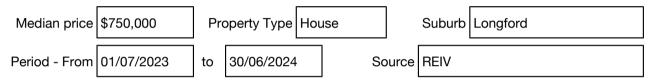
13 Brewer Court, Longford Vic 3851

Indicative selling price

For the meaning o	f this price see co	onsumer.vic.gov.au/underq	uoting

Single price \$775,000

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 18 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	44 Hampton Ct LONGFORD 3851	\$750,000	18/03/2024
2	16 Ibis Way LONGFORD 3851	\$810,000	29/11/2023
3	75 Gerrand Dr LONGFORD 3851	\$750,000	14/11/2023

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 18 months.

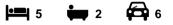
This Statement of Information was prepared on:

20/09/2024 10:46



GRAHAM CHALMER





Property Type: House **Land Size:** 14450 sqm approx Agent Comments Indicative Selling Price \$775,000 Median House Price Year ending June 2024: \$750,000

Comparable Properties

44 Hampton Ct LONGFORD 3851 (REI/VG) 4 2 2 2 2 Price: \$750,000 Method: Private Sale Date: 18/03/2024 Property Type: House Land Size: 8120 sqm approx	Agent Comments
16 Ibis Way LONGFORD 3851 (REI/VG) 4 2 6 4 Price: \$810,000 Method: Private Sale Date: 29/11/2023 Property Type: House Land Size: 10845.58 sqm approx	Agent Comments
75 Gerrand Dr LONGFORD 3851 (REI/VG) 3 2 5 Price: \$750,000 Method: Private Sale Date: 14/11/2023 Property Type: House Land Size: 9729 sqm approx	Agent Comments

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



property data com.au

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