

# 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

34 Harpley Court, Longford Vic 3851

### Indicative selling price

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

Single price

\$750,000

### Median sale price

Median price

\$745,000

Property Type

House

Suburb

Longford

Period - From

01/07/2022

to

30/06/2023

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 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 | 52 Harpley Ct LONGFORD 3851     | \$880,000 | 26/04/2023   |
| 2 | 30 Boggy Creek Rd LONGFORD 3851 | \$835,000 | 14/06/2023   |
| 3 | 93 Seaspray Rd LONGFORD 3851    | \$800,000 | 14/04/2022   |

**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:

28/09/2023 11:37

34 Harpley Court, Longford Vic 3851

**GRAHAM CHALMER**  
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

**Indicative Selling Price**

\$750,000

**Median House Price**

Year ending June 2023: \$745,000



4 2 4

**Property Type:** House

**Land Size:** 15170 sqm approx

Agent Comments

## 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



**30 Boggy Creek Rd LONGFORD 3851 (VG)**

Agent Comments

4 - -

**Price:** \$835,000

**Method:** Sale

**Date:** 14/06/2023

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

**Land Size:** 10000 sqm approx



**93 Seaspray Rd LONGFORD 3851 (VG)**

Agent Comments

4 - -

**Price:** \$800,000

**Method:** Sale

**Date:** 14/04/2022

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

**Land Size:** 7709 sqm approx

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



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