

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 49D Boggy Creek Road, 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 \$1,090,000

### Median sale price

Median price \$750,000 Property Type House Suburb Longford

Period - From 01/10/2023 to 30/09/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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    | \$1,020,000 | 26/08/2024   |
| 2 | 49 Abels Rd LONGFORD 3851      | \$840,000   | 09/08/2024   |
| 3 |                                |             |              |

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/12/2024 12:45

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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 7854 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,090,000  
**Median House Price**  
Year ending September 2024: \$750,000

## Comparable Properties



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

[Agent Comments](#)

3 2 10

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 26/08/2024  
**Property Type:** House  
**Land Size:** 10000 sqm approx



**49 Abels Rd LONGFORD 3851 (REI/VG)**

[Agent Comments](#)

4 2 4

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 09/08/2024  
**Property Type:** House  
**Land Size:** 47550 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



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