

Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	15 Clark Court, Longford Vic 3851
Including suburb or	
locality andpostcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$369,500
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Median sale price

Median price	\$435,000	Hou	ise X	Unit		Suburb or locality	Longford
Period - From	01/01/2017	to	31/12/2017		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	14 Ibis Way LONGFORD 3851	\$420,000	06/07/2017
2	Lot 4/21 Boggy Creek Rd LONGFORD 3851	\$415,000	08/08/2017
3	7b Andrews Rd LONGFORD 3851	\$380,000	17/03/2017

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.







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> **Indicative Selling Price** \$369,500

Median House Price Year ending December 2017: \$435,000





Rooms:

Property Type: Hobby Farm < 20

Land Size: 8386 sqm approx

Agent Comments

Comparable Properties



14 Ibis Way LONGFORD 3851 (VG)







Price: \$420,000 Method: Sale Date: 06/07/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx

Agent Comments



Lot 4/21 Boggy Creek Rd LONGFORD 3851

(REI)

—— 3





Price: \$415,000 Method: Private Sale Date: 08/08/2017

Rooms: 9

Property Type: House Land Size: 9617 sgm approx **Agent Comments**



7b Andrews Rd LONGFORD 3851 (REI/VG)



Price: \$380,000 Method: Private Sale Date: 17/03/2017

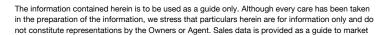
Rooms: 8

Property Type: House

Land Size: 10200 sqm approx

Agent Comments





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 15/02/2018 09:25



