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

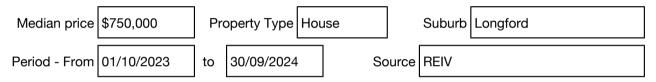
44 Cumming Drive, Longford Vic 3851

Indicative selling price

For the meaning of thi		

Single price \$890,000

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	20 Hampton Ct LONGFORD 3851	\$879,000	13/09/2024
2	49 Abels Rd LONGFORD 3851	\$840,000	09/08/2024
3	109 McColl Dr LONGFORD 3851	\$835,000	16/07/2024

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:

09/01/2025 11:17



44 Cumming Drive, Longford Vic 3851

GRAHAM CHALMER

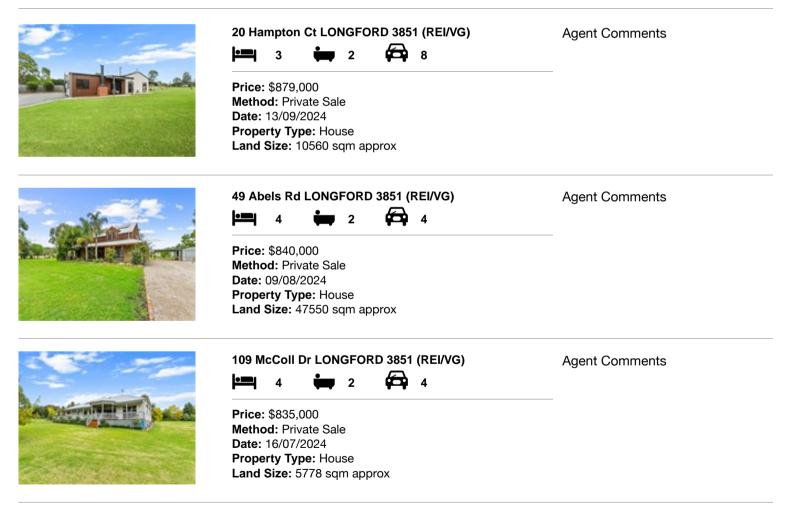




Property Type: Hobby Farm < 20 ha **Land Size:** 9674 sqm approx Agent Comments Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$890,000 Median House Price Year ending September 2024: \$750,000

Comparable Properties



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



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