

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

12 Arden Street, Longford Vic 3851

Indicative selling price

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

Single price \$599,950

Median sale price

Median price \$772,500

Property Type House

Suburb Longford

Period - From 01/01/2023

to 31/12/2023

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	25 Newnham Rd LONGFORD 3851	\$635,000	12/12/2023
2	5 Killeen Rd LONGFORD 3851	\$585,000	14/06/2023
3	2702 Rosedale Longford Rd LONGFORD 3851	\$555,000	08/08/2022

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:

16/01/2024 09:06

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Indicative Selling Price
\$599,950

Median House Price
Year ending December 2023: \$772,500



Property Type:
Divorce/Estate/Family Transfers
Land Size: 2023 sqm approx
Agent Comments

Comparable Properties



25 Newnham Rd LONGFORD 3851 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 8285 sqm approx



5 Killeen Rd LONGFORD 3851 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 14/06/2023
Property Type: House
Land Size: 2005 sqm approx



2702 Rosedale Longford Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 08/08/2022
Property Type: House
Land Size: 916 sqm approx

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