

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

2668 Rosedale-Longford Road, Longford Vic 3851

Indicative selling price

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

Single price \$840,000

Median sale price

Median price \$750,000

Property Type House

Suburb Longford

Period - From 01/01/2024

to 31/12/2024

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	35 Hampton Ct LONGFORD 3851	\$830,000	22/11/2024
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:

01/04/2025 16:53

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Indicative Selling Price
\$840,000

Median House Price
Year ending December 2024: \$750,000



Property Type: Hobby Farm < 20
ha (Rur)
Land Size: 10000 sqm approx
Agent Comments

Comparable Properties



35 Hampton Ct LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 30222 sqm approx



49 Abels Rd LONGFORD 3851 (REI/VG)

Agent Comments



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



109 McColl Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 16/07/2024
Property Type: House
Land Size: 5778 sqm approx

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