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 andpostcode

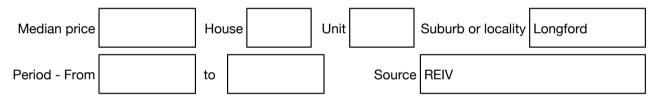
27 Boundary Creek Road, Longford Vic 3851

Indicative selling price

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

Single price \$615,000

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 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	74a Longford Loch Sport Rd LONGFORD 3851	\$590,000	16/01/2017
2	6441 South Gippsland Hwy LONGFORD 3851	\$580,000	17/10/2016
3	3a Clark Ct LONGFORD 3851	\$520,000	11/04/2017

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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



GRAHAM CHALMER



Rooms: Property Type: Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

> Indicative Selling Price \$615,000

Comparable Properties



74a Longford Loch Sport Rd LONGFORD 3851 Agent Comments (VG)



Price: \$590,000 Method: Sale Date: 16/01/2017 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20000 sqm approx



6441 South Gippsland Hwy LONGFORD 3851 Agent Comments (REI/VG)



Price: \$580,000 Method: Private Sale Date: 17/10/2016 Rooms: -Property Type: Misc Improvements Rural (no dwelling) Land Size: 74869 sqm approx

3a Clark Ct LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$520,000 Method: Private Sale Date: 11/04/2017 Rooms: 10 Property Type: House Land Size: 7743 sqm approx

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

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