

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

72 Clancys Road, Longford Vic 3851

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$790,000

Property Type

House

Suburb

Longford

Period - From

01/04/2024

to

31/03/2025

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.

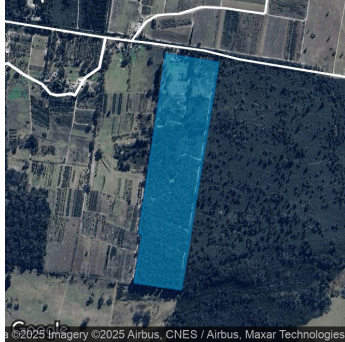
	Address of comparable property	Price	Date of sale
1	13 Brewer Ct LONGFORD 3851	\$750,000	27/11/2024
2	100 Gerrand Dr LONGFORD 3851	\$730,000	02/05/2024
3	44 Hampton Ct LONGFORD 3851	\$750,000	18/03/2024

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:

16/06/2025 16:52



Property Type:

Divorce/Estate/Family Transfers

Land Size: 161900 sqm approx

Agent Comments

Comparable Properties



13 Brewer Ct LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 27/11/2024

Property Type: House

Land Size: 14450 sqm approx



100 Gerrand Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 02/05/2024

Property Type: House

Land Size: 12500 sqm approx



44 Hampton Ct LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 18/03/2024

Property Type: House

Land Size: 8120 sqm approx

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