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

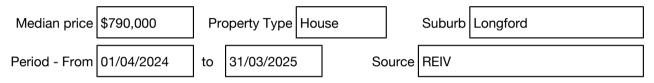
72 Clancys Road, Longford Vic 3851

Indicative selling price

For th	ne meaning	of this price	see consume	er.vic.gov.au/	underquoting	

Single price \$730,000

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.

Ade	dress 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



72 Clancys Road, Longford Vic 3851

Chalmer





Property Type: Divorce/Estate/Family Transfers Land Size: 161900 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$730,000 Median House Price Year ending March 2025: \$790,000

Comparable Properties

13 Brewer Ct LONGFORD 3851 (REI/VG) 5 2 6 Price: \$750,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 14450 sqm approx	Agent Comments
100 Gerrand Dr LONGFORD 3851 (REI/VG) 3 2 7 Price: \$730,000 Method: Private Sale Date: 02/05/2024 Property Type: House Land Size: 12500 sqm approx	Agent Comments
44 Hampton Ct LONGFORD 3851 (REI/VG) 4 2 2 2 Price: \$750,000 Method: Private Sale Date: 18/03/2024 Property Type: House Land Size: 8120 sqm approx	Agent Comments

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



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