

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

53 Forbes Street, Briagolong Vic 3860

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$420,000

Property Type

House

Suburb

Briagolong

Period - From

01/01/2021

to

31/12/2021

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 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	689 Boundary Rd BRIAGOLONG 3860	\$560,000	30/07/2021
2	123 Victoria St BRIAGOLONG 3860	\$530,000	17/03/2022
3			

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.~~

This Statement of Information was prepared on:

30/03/2022 16:39

53 Forbes Street, Briagolong Vic 3860

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$549,000

Median House Price

Year ending December 2021: \$420,000



4 2 3

Property Type: House

Land Size: 2034 sqm approx

Agent Comments

Comparable Properties



689 Boundary Rd BRIAGOLONG 3860 (REI/VG) Agent Comments

3 1 8

Price: \$560,000

Method: Private Sale

Date: 30/07/2021

Property Type: Lifestyle Property (Rur)

Land Size: 80572.98 sqm approx



123 Victoria St BRIAGOLONG 3860 (REI)

Agent Comments

3 1 3

Price: \$530,000

Method: Private Sale

Date: 17/03/2022

Property Type: House

Land Size: 8093.72 sqm approx

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



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