# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 643 Boundary Road, Briagolong Vic 3860

#### Indicative selling price

For the meaning of this		

Single price \$699,950

#### Median sale price

Median price	\$570,000	Pro	operty Type Hou	ise		Suburb	Briagolong
Period - From	03/03/2024	to	02/03/2025	So	ource	Property	/ Data

## 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

03/03/2025 14:01









Property Type: Hobby Farm < 20 ha (Rur) Land Size: 27573 sqm approx Agent Comments Indicative Selling Price \$699,950 Median House Price 03/03/2024 - 02/03/2025: \$570,000

# **Comparable Properties**

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.

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