

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

43 Landy Street, Briagolong Vic 3860

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$339,000

Property Type House

Suburb Briagolong

Period - From 01/10/2019

to 30/09/2020

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	50-52 Station St BRIAGOLONG 3860	\$360,000	08/01/2020
2	29-31 Smith St BRIAGOLONG 3860	\$358,000	06/02/2020
3	66 Landy St BRIAGOLONG 3860	\$350,000	26/07/2019

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:

12/12/2020 10:36

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$425,000

Median House Price

Year ending September 2020: \$339,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1380 sqm approx

Agent Comments

Comparable Properties



50-52 Station St BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 08/01/2020

Rooms: 6

Property Type: House



29-31 Smith St BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$358,000

Method: Private Sale

Date: 06/02/2020

Rooms: 6

Property Type: House



66 Landy St BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 26/07/2019

Rooms: 5

Property Type: House

Land Size: 4047 sqm approx