

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 238 BRIGGS ROAD, NILMA NORTH, VIC 3821

Indicative selling price

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

Single price \$1,590,000.00

Median sale price

Median price 1,170,000.00

Property type House

Suburb Nilma North

Period - From 01/04/2023

to

31/03/2024

Source



Comparable property sales

- 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

- 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 June 2024