## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	436 Marathon Road, Briagolong Vic 3860
Including suburb or	
locality and postcode	

#### Indicative selling price

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

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#### Median sale price

Median price	\$330,373	Pro	perty Type	House		Suburb	Briagolong
Period - From	31/03/2019	to	30/03/2020		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	282 Quarry Rd BRIAGOLONG 3860	\$615,000	23/03/2020
2	191 Freestone Creek Rd BRIAGOLONG 3860	\$575,000	18/03/2020
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:	31/03/2020 12:03



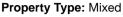
Date of sale



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> **Indicative Selling Price** \$605,000

**Median House Price** 31/03/2019 - 30/03/2020: \$330,373



Farming/Grazing (without structural

improvements)

Land Size: 400000 sqm approx

**Agent Comments** 



# Comparable Properties

282 Quarry Rd BRIAGOLONG 3860 (REI)

**6** 10

Date: 23/03/2020 Rooms: 8

Property Type: Cattle/Dairy (Rur)

Price: \$615,000 Method: Private Sale

Land Size: 998192 sqm approx

191 Freestone Creek Rd BRIAGOLONG 3860

(REI)

4

Price: \$575,000 Method: Private Sale Date: 18/03/2020 Rooms: 6

Property Type: House



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.







**Agent Comments** 

**Agent Comments**