Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Property offered for sale						
83 AVON STREET BRIAGOLONG VIC 3860							
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)							
\$480,000	\$480,000 or range between				&		
Median sale price (*Delete house or unit as applicable)							
\$395,000 F	Property type		House		Suburb	Briagolong	
1 Nov 2023	to 31 Oct 2024		24 S	ource	Corelogic		
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							
	\$480,000 \$480,000 able) \$395,000 1 Nov 2023 S (*Delete A or perties sold within representative con	\$480,000 \$480,000 Prope 1 Nov 2023 to 1 S (*Delete A or B become the become of the b	\$480,000 or range between \$395,000 Property type 1 Nov 2023 to 31 Oct 20 1 S (*Delete A or B below as apperties sold within five kilometres of representative considers to be most	\$480,000 or range between \$480,000 Property type House 1 Nov 2023 to 31 Oct 2024 S (*Delete A or B below as applicable) Describes sold within five kilometres of the property for expresentative considers to be most comparable to	se consumer.vic.gov.au/underquoting (*Delete single price \$480,000 or range between able) 1 Nov 2023 to 31 Oct 2024 Source s (*Delete A or B below as applicable) perties sold within five kilometres of the property for sale in the property considers to be most comparable to the property for sale in the property considers to be most comparable to the property for sale in the property for sale in the property considers to be most comparable to the property for sale in the property for	se consumer.vic.gov.au/underquoting (*Delete single price or range as \$480,000	

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: 13 November 2024



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