

# 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 821 Boundary 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](http://consumer.vic.gov.au/underquoting)

Range between \$699,000 & \$768,900

### Median sale price

Median price \$445,000 Property Type House Suburb Briagolong

Period - From 20/01/2024 to 19/01/2025 Source 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 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	84 Freestone Creek Rd BRIAGOLONG 3860	\$745,000	25/07/2024
2	287 Briagolong Stockdale Rd BRIAGOLONG 3860	\$765,000	05/04/2024
3	39-41 Smith St BRIAGOLONG 3860	\$708,000	05/09/2023

**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: 20/01/2025 11:14

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4   1   2

**Property Type:** House  
**Land Size:** 30280 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$699,000 - \$768,900  
**Median House Price**  
20/01/2024 - 19/01/2025: \$445,000

## Comparable Properties



**84 Freestone Creek Rd BRIAGOLONG 3860 (VG)**

[Agent Comments](#)

3   -   -

**Price:** \$745,000  
**Method:** Sale  
**Date:** 25/07/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 15100 sqm approx



**287 Briagolong Stockdale Rd BRIAGOLONG 3860 (REI/VG)**

[Agent Comments](#)

3   1   6

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 05/04/2024  
**Property Type:** Lifestyle Property (Rur)  
**Land Size:** 480000 sqm approx



**39-41 Smith St BRIAGOLONG 3860 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$708,000  
**Method:** Private Sale  
**Date:** 05/09/2023  
**Property Type:** House

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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