

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

26 McLean Street Briagolong Vic 3860

Indicative selling price

Single price

\$610000

Median sale price

Median price

\$660,000

Property type

House

Suburb

Briagolong

Period - From

31/01/2024

to

31/01/2025

Source

Property.com.au

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

Address of comparable property	Price	Date of sale
1 *56-58 McMillan Street Briagolong VIC 3860	\$650,000-\$700,000	27/11/2024
2	\$	
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 18 months.

This Statement of Information was prepared on: 14/02/2025 5.30pm