

# 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

15 Landy Street, Briagolong Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$279,950

### Median sale price

Median price

\$330,373

Property Type

House

Suburb

Briagolong

Period - From

24/03/2019

to

23/03/2020

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 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	188 Johnson St MAFFRA 3860	\$296,000	29/02/2020
2	32 Charles St MAFFRA 3860	\$282,500	20/10/2018
3	102 Mcadam St MAFFRA 3860	\$250,000	18/03/2020

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:

24/03/2020 14:10

15 Landy Street, Briagolong Vic 3860

**GRAHAM CHALMER**  
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

**Indicative Selling Price**

\$279,950

**Median House Price**

24/03/2019 - 23/03/2020: \$330,373



 3  3  2

**Property Type:** House

**Land Size:** 1479 sqm approx

**Agent Comments**

## Comparable Properties



**188 Johnson St MAFFRA 3860 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$296,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Rooms:** 5

**Property Type:** House (Res)



**32 Charles St MAFFRA 3860 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$282,500

**Method:** Auction Sale

**Date:** 20/10/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1073 sqm approx



**102 Mcadam St MAFFRA 3860 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$250,000

**Method:** Private Sale

**Date:** 18/03/2020

**Rooms:** 5

**Property Type:** House

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.