## Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

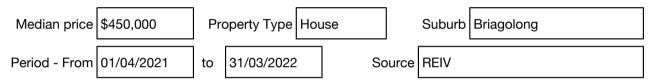
Address 81 Ullrichs Road, Briagolong Vic 3860

#### Indicative selling price

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

Single price \$830,000

#### Median sale price



#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	79-83 Forbes St BRIAGOLONG 3860	\$812,000	27/10/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

28/04/2022 10:42



### 81 Ullrichs Road, Briagolong Vic 3860

# GRAHAM CHALMER





**Property Type:** Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$830,000 Median House Price Year ending March 2022: \$450,000

# **Comparable Properties**



79-83 Forbes St BRIAGOLONG 3860 (REI)



Price: \$812,000 Method: Private Sale Date: 27/10/2021 Property Type: House Land Size: 13700 sqm approx Agent Comments

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.

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

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.