

# 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

615 Briagolong-stockdale Road, Stockdale Vic 3862

### Indicative selling price

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

Single price \$470,000

### Median sale price

Median price House Unit Suburb or locality

Period - From to 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 eighteen 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		
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 eighteen months.~~



**Indicative Selling Price**  
\$470,000

**Rooms:**  
**Property Type:** Mixed  
Farming/Grazing (without structural improvements)  
**Land Size:** 160000 sqm approx  
**Agent Comments**

## Comparable Properties



**5 Kurrajong Tree Trk BRIAGOLONG 3860 (REI/VG)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 22/02/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 80940 sqm approx

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.