Leo O'Brien
03 5144 1888
0409 143 668
leo@leoobrienproperty.com.au

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 andpostcode	346 Briagolong-Stockdale Road, Briagolong Vic 3860

Indicative selling price

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

Single price	$328,000

Median sale price*

Median price		House		Unit		Suburb or locality	Briagolong
Period - From		to				Source	

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

| 2 | 1 | 0 |

Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 80940 sqm approx

Agent Comments

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Indicative Selling Price
$328,000
No median price available

Comparable Properties

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