

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

146b Briagolong Road, Stratford Vic 3862

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$360,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2020

to

31/12/2020

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	22 Cardice Dr STRATFORD 3862	\$600,000	27/10/2020
2	35 Llowalong Rd STRATFORD 3862	\$550,000	04/07/2020
3	116 Briagolong Rd STRATFORD 3862	\$540,000	11/02/2020

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:

09/03/2021 15:10



Property Type:

Agent Comments

Comparable Properties



22 Cardice Dr STRATFORD 3862 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 27/10/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx



35 Llowalong Rd STRATFORD 3862 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 04/07/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 4000 sqm approx



116 Briagolong Rd STRATFORD 3862 (REI/VG) Agent Comments



Price: \$540,000

Method: Private Sale

Date: 11/02/2020

Rooms: 7

Property Type: House

Land Size: 30919 sqm approx