

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

65 Forbes Street, Briagolong Vic 3860

Indicative selling price

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

Single price

\$269,000

Median sale price

Median price

\$339,000

Property Type

House

Suburb

Briagolong

Period - From

01/10/2019

to

30/09/2020

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	64 Avon St BRIAGOLONG 3860	\$258,000	13/10/2020
2	70 Cahill St BRIAGOLONG 3860	\$255,000	18/11/2020
3	7 Mclean St BRIAGOLONG 3860	\$250,000	09/06/2020

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:

01/12/2020 14:32

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Indicative Selling Price

\$269,000

Median House Price

Year ending September 2020: \$339,000



Property Type: House (Res)

Land Size: 2459 sqm approx

Agent Comments

Comparable Properties



64 Avon St BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$258,000

Method: Private Sale

Date: 13/10/2020

Property Type: House



70 Cahill St BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$255,000

Method: Private Sale

Date: 18/11/2020

Rooms: 4

Property Type: House

Land Size: 755 sqm approx

7 Mclean St BRIAGOLONG 3860 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 09/06/2020

Property Type: House (Res)

Land Size: 3066 sqm approx