

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

51 Landy Street, Briagolong Vic 3860

Indicative selling price

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

Single price \$539,000

Median sale price

Median price \$445,000

Property Type House

Suburb Briagolong

Period - From 17/01/2024

to 16/01/2025

Source Property Data

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	9 Rosstrevor Av BRIAGOLONG 3860	\$475,000	17/09/2024
2	18 Victoria St BRIAGOLONG 3860	\$445,000	23/01/2024
3	15 Mclean St BRIAGOLONG 3860	\$490,000	15/12/2023

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:

17/01/2025 10:17

Ferg Horan
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Indicative Selling Price
\$539,000

Median House Price
17/01/2024 - 16/01/2025: \$445,000



3 1 4

Property Type: House
Land Size: 1491 sqm approx
Agent Comments

Comparable Properties



9 Rosstrevor Av BRIAGOLONG 3860 (REI/VG)

Agent Comments

2 1 3

Price: \$475,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 1014 sqm approx

18 Victoria St BRIAGOLONG 3860 (VG)

Agent Comments

4 - -

Price: \$445,000
Method: Sale
Date: 23/01/2024
Property Type: House (Res)
Land Size: 1018 sqm approx



15 Mclean St BRIAGOLONG 3860 (REI/VG)

Agent Comments

3 2 4

Price: \$490,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 1521 sqm approx

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