#### 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	51 Landy Street, Briagolong Vic 3860
Including suburb or	
locality and postcode	

#### 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	Pro	pperty Type Hou	ıse		Suburb	Briagolong
Period - From 17/01/2024	to	16/01/2025	Sou	ırce	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

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

<del>B\*</del>-The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





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> **Indicative Selling Price** \$539,000

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

Property Type: House Land Size: 1491 sqm approx

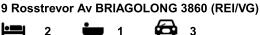
**Agent Comments** 



## Comparable Properties

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Agent Comments

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

18 Victoria St BRIAGOLONG 3860 (VG)



Method: Sale







Price: \$445,000

Date: 23/01/2024 Property Type: House (Res) Land Size: 1018 sqm approx Agent Comments



15 Mclean St BRIAGOLONG 3860 (REI/VG)

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

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



