

## 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

104a Freestone Creek Road, Briagolong Vic 3860

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$385,000

#### 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	118 Lees Rd BRIAGOLONG 3860	\$390,000	30/11/2017
2	82 Freestone Creek Rd BRIAGOLONG 3860	\$385,000	10/07/2018
3	53-57 Victoria St BRIAGOLONG 3860	\$380,000	27/03/2018

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.



**Rooms:**

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 15000 sqm approx

Agent Comments

## Comparable Properties



**118 Lees Rd BRIAGOLONG 3860 (REI/VG)**

Agent Comments

4 1 10

**Price:** \$390,000

**Method:** Auction Sale

**Date:** 30/11/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 29559 sqm approx



**82 Freestone Creek Rd BRIAGOLONG 3860 (REI)**

Agent Comments

3 1 1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 10/07/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 12141 sqm approx



**53-57 Victoria St BRIAGOLONG 3860 (REI)**

Agent Comments

5 2 4

**Price:** \$380,000

**Method:** Private Sale

**Date:** 27/03/2018

**Rooms:** 9

**Property Type:** House

**Land Size:** 16592 sqm approx