

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 21-23 Station Street, Briagolong Vic 3860 |
|---|---|

Indicative selling price

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

| | |
|--------------|-----------|
| Single price | \$395,000 |
|--------------|-----------|

Median sale price*

| | | | | | | | |
|---------------|--|-------|--|--------|--|--------|------------|
| Median price | | House | | Unit | | Suburb | Briagolong |
| Period - From | | to | | Source | | | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 22c Landy La BRIAGOLONG 3860 | \$418,000 | 19/12/2018 |
| 2 | 44 Mcmillan St BRIAGOLONG 3860 | \$405,000 | 17/10/2018 |
| 3 | 27 Forbes St BRIAGOLONG 3860 | \$355,000 | 10/09/2018 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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: House (Res)
Land Size: 1517 sqm approx
Agent Comments

Indicative Selling Price
\$395,000
No median price available

Comparable Properties

22c Landy La BRIAGOLONG 3860 (VG)

Agent Comments



Price: \$418,000
Method: Sale
Date: 19/12/2018
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 30000 sqm approx



44 Mcmillan St BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 17/10/2018
Rooms: 7
Property Type: House
Land Size: 4047 sqm approx



27 Forbes St BRIAGOLONG 3860 (REI/VG)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 10/09/2018
Rooms: -
Property Type: House
Land Size: 2351 sqm approx