

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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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

5,000

#### Median sale price\*

Median price	House	Э	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.

Ad	dress 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.

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<sup>\*</sup> 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



Property Type: House Land Size: 4047 sqm approx

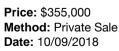
27 Forbes St BRIAGOLONG 3860 (REI/VG)







**Agent Comments** 



Rooms: -

Property Type: House Land Size: 2351 sqm approx

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