

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

83 Avon Street, Briagolong Vic 3860

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$530,000

Property Type

House

Suburb

Briagolong

Period - From

22/02/2022

to

21/02/2023

Source

REIV

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	12 Avon St BRIAGOLONG 3860	\$420,000	28/09/2021
2	71 Rosstrevor Av BRIAGOLONG 3860	\$415,000	01/06/2022
3	74 Victoria St BRIAGOLONG 3860	\$415,000	22/06/2022

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:

22/02/2023 08:32



 4  1  3

Property Type: House

Land Size: 1262 sqm approx

Agent Comments

Comparable Properties

12 Avon St BRIAGOLONG 3860 (VG)

Agent Comments

 3  -  -

Price: \$420,000

Method: Sale

Date: 28/09/2021

Property Type: House (Res)

Land Size: 2086 sqm approx



71 Rosstrevor Av BRIAGOLONG 3860 (VG)

Agent Comments

 3  -  -

Price: \$415,000

Method: Sale

Date: 01/06/2022

Property Type: House (Res)

Land Size: 1624 sqm approx



74 Victoria St BRIAGOLONG 3860 (REI/VG)

Agent Comments

 3  2  2

Price: \$415,000

Method: Private Sale

Date: 22/06/2022

Property Type: House

Land Size: 1573 sqm approx