

# 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

24 Forbes Street, Briagolong Vic 3860

### Indicative selling price

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

Range between \$390,000

&

\$415,000

### Median sale price

Median price \$410,000

Property Type House

Suburb Briagolong

Period - From 01/07/2020

to 30/06/2021

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	43 Landy St BRIAGOLONG 3860	\$420,000	02/03/2021
2	51 Landy St BRIAGOLONG 3860	\$400,000	24/03/2021
3	67-69 McLean St BRIAGOLONG 3860	\$380,000	05/01/2021

**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:

16/08/2021 17:20

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**Indicative Selling Price**

\$390,000 - \$415,000

**Median House Price**

Year ending June 2021: \$410,000



3 1 3

**Property Type:** House

**Land Size:** 1011 sqm approx

Agent Comments

## Comparable Properties



**43 Landy St BRIAGOLONG 3860 (REI)**

Agent Comments

4 2 2

**Price:** \$420,000

**Method:** Private Sale

**Date:** 02/03/2021

**Property Type:** House

**Land Size:** 1500 sqm approx



**51 Landy St BRIAGOLONG 3860 (REI)**

Agent Comments

3 1 4

**Price:** \$400,000

**Method:** Private Sale

**Date:** 24/03/2021

**Property Type:** House

**Land Size:** 1491 sqm approx



**67-69 McLean St BRIAGOLONG 3860 (REI)**

Agent Comments

3 1 2

**Price:** \$380,000

**Method:** Private Sale

**Date:** 05/01/2021

**Property Type:** House