

# 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

43 Cahill 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)

Single price

\$259,500

### Median sale price

Median price

\$330,373

Property Type

House

Suburb

Briagolong

Period - From

25/03/2019

to

24/03/2020

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	9 Landy St BRIAGOLONG 3860	\$250,000	16/08/2019
2	9 Landy St BRIAGOLONG 3860	\$250,000	19/11/2019
3	76-78 Rosstrevor Av BRIAGOLONG 3860	\$240,000	12/10/2019

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:

25/03/2020 14:26



3 1 2

**Property Type:** House

**Land Size:** 1200 sqm approx

Agent Comments

## Comparable Properties



**9 Landy St BRIAGOLONG 3860 (VG)**

Agent Comments

3 - -

**Price:** \$250,000

**Method:** Sale

**Date:** 16/08/2019

**Property Type:** House (Res)

**Land Size:** 1670 sqm approx



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

Agent Comments

3 2 2

**Price:** \$250,000

**Method:** Private Sale

**Date:** 19/11/2019

**Rooms:** 6

**Property Type:** House



**76-78 Rosstrevor Av BRIAGOLONG 3860 (REI)** Agent Comments

3 1 -

**Price:** \$240,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 1500 sqm approx