

# 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

173 Thistlethwaites Road, 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 \$940,000

### Median sale price

Median price \$445,000

Property Type House

Suburb Briagolong

Period - From 21/11/2023

to 20/11/2024

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 | 5 Kurrajong Tree Trk BRIAGOLONG 3860        | \$925,000 | 03/07/2024   |
| 2 | 287 Briagolong Stockdale Rd BRIAGOLONG 3860 | \$765,000 | 05/04/2024   |
| 3 | 355 Freestone Creek Rd BRIAGOLONG 3860      | \$820,000 | 02/08/2023   |

**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:

21/11/2024 08:42

Ferg Horan  
5144 4333  
0417 123 162  
fhoran@chalmer.com.au

**Indicative Selling Price**  
\$940,000

**Median House Price**  
21/11/2023 - 20/11/2024: \$445,000



**Property Type:** Hobby Farm < 20 ha

**Land Size:** 20000 sqm approx

Agent Comments

## Comparable Properties



**5 Kurrajong Tree Trk BRIAGOLONG 3860 (VG)**

Agent Comments



**Price:** \$925,000

**Method:** Sale

**Date:** 03/07/2024

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 86143 sqm approx



**287 Briagolong Stockdale Rd BRIAGOLONG 3860 (REI/VG)**

Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 05/04/2024

**Property Type:** Lifestyle Property (Rur)

**Land Size:** 480000 sqm approx



**355 Freestone Creek Rd BRIAGOLONG 3860 (REI/VG)**

Agent Comments



**Price:** \$820,000

**Method:** Private Sale

**Date:** 02/08/2023

**Property Type:** Lifestyle Property (Rur)

**Land Size:** 55968.07 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.