

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 and
postcode

74 Victoria Street Briagolong VIC 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Briagolong

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

51 Landy Street Briagolong VIC 3860	\$400,000	10-Feb-21
51-53 Cahill Street Briagolong VIC 3860	\$405,000	28-Oct-21
24 Forbes Street Briagolong VIC 3860	\$390,000	01-Oct-21

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: 04 March 2022



51 Landy Street Briagolong VIC 3860

 3  1  2

Sold Price

\$400,000

Sold Date

10-Feb-21

Distance

0.39km



51-53 Cahill Street Briagolong VIC 3860

 3  1  5

Sold Price

\$405,000

Sold Date

28-Oct-21

Distance

0.35km



24 Forbes Street Briagolong VIC 3860

 3  1  1

Sold Price

\$390,000

Sold Date

01-Oct-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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