Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Sale

Address
Including suburb and postcode

15 MCLEAN 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	\$479,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$442,500	Prop	erty type	pe House		Suburb	Briagolong
Period-from	01 Nov 2022	to	31 Oct 2	2023	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
83 AVON STREET BRIAGOLONG VIC 3860	\$440,000	29-Mar-23
74 VICTORIA STREET BRIAGOLONG VIC 3860	\$415,000	30-May-22
31-33 VICTORIA STREET BRIAGOLONG VIC 3860	\$445,000	01-May-23

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: 10 November 2023





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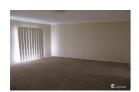
83 AVON STREET BRIAGOLONG VIC 3860

Sold Price

\$440,000 Sold Date 29-Mar-23

Distance

0.3km



74 VICTORIA STREET **BRIAGOLONG VIC 3860**

= 3 ₽ 2 😞 2 Sold Price

\$415,000 Sold Date 30-May-22

Distance 0.59km



31-33 VICTORIA STREET BRIAGOLONG VIC 3860

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Sold Price

\$445,000 Sold Date **01-May-23**

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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