

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 84 Freestone Creek Road, Briagolong Vic 3860
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$780,000

Median sale price

Median price \$442,500

Property Type House

Suburb Briagolong

Period - From 01/04/2023

to 31/03/2024

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 eighteen 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	22d Landy La BRIAGOLONG 3860	\$740,000	13/02/2024
2	39-41 Smith St BRIAGOLONG 3860	\$708,000	05/09/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

27/05/2024 12:49



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 15100 sqm approx

Agent Comments

Indicative Selling Price
\$780,000

Median House Price
Year ending March 2024: \$442,500

Comparable Properties



22d Landy La BRIAGOLONG 3860 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 13/02/2024

Property Type: House

Land Size: 19800 sqm approx



39-41 Smith St BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$708,000

Method: Private Sale

Date: 05/09/2023

Property Type: House

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 eighteen months.

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800