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: 126 Briagolong Road, Stratford Vic 3862

## Indicative selling price

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

Single price: $815,000

## Median sale price

Median price: $505,000 Property Type: House Suburb: Stratford

Period - From: 01/01/2025 to: 31/03/2025 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 | 49 Merrick St STRATFORD 3862 | $820,000 | 27/05/2025 |
| 2 | 87 Newton Dr STRATFORD 3862 | $820,000 | 04/06/2024 |
| 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: 05/06/2025 09:40

# 126 Briagolong Road, Stratford Vic 3862



4 2 0

**Property Type:** House
**Land Size:** 40468.6 sqm approx

Agent Comments

**Indicative Selling Price**
$815,000
**Median House Price**
March quarter 2025: $505,000

## Comparable Properties



**49 Merrick St STRATFORD 3862 (REI)**

4 3 4

**Price:** $820,000
**Method:** Private Sale
**Date:** 27/05/2025
**Property Type:** House
**Land Size:** 15750 sqm approx

Agent Comments



**87 Newton Dr STRATFORD 3862 (VG)**

4 - -

**Price:** $820,000
**Method:** Sale
**Date:** 04/06/2024
**Property Type:** Hobby Farm < 20 ha (Rur)
**Land Size:** 19634 sqm approx

Agent Comments

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

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