

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7a Box Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Briar Hill

Period - From 01/01/2022

to

31/03/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	10 Mahogany Ct GREENSBOROUGH 3088	\$1,095,000	11/12/2021
2	1 Price Av MONTMORENCY 3094	\$1,051,000	04/12/2021
3	6/111 Rattray Rd MONTMORENCY 3094	\$1,040,000	19/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/04/2022 10:29



3 2 2

Property Type: Townhouse
(Single)
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2022: \$1,125,000

Comparable Properties



10 Mahogany Ct GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: \$1,095,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments

Larger land in a less appealing location.



1 Price Av MONTMORENCY 3094 (REI/VG)

3 3 2

Price: \$1,051,000
Method: Private Sale
Date: 04/12/2021
Property Type: House
Land Size: 277 sqm approx

Agent Comments



6/111 Rattray Rd MONTMORENCY 3094 (REI)

3 3 2

Price: \$1,040,000
Method: Auction Sale
Date: 19/03/2022
Rooms: 6
Property Type: House (Res)
Land Size: 294 sqm approx

Agent Comments

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