

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

3 Ann Court, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$965,000 Property Type House Suburb Briar Hill

Period - From 01/10/2024 to 31/12/2024 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	7 Alban St MONTMORENCY 3094	\$1,580,000	03/08/2024
2	2/11 Gladstone Rd BRIAR HILL 3088	\$1,175,000	20/07/2024
3	54 Beaconsfield Rd BRIAR HILL 3088	\$1,215,000	10/07/2024

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:

23/01/2025 11:07



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  2

Property Type: House
Land Size: 370 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 December quarter 2024: \$965,000

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.

Comparable Properties



7 Alban St MONTMORENCY 3094 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,580,000
Method: Private Sale
Date: 03/08/2024
Property Type: House
Land Size: 380 sqm approx



2/11 Gladstone Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,175,000
Method: Private Sale
Date: 20/07/2024
Property Type: Townhouse (Single)
Land Size: 450 sqm approx



54 Beaconsfield Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,215,000
Method: Private Sale
Date: 10/07/2024
Property Type: House
Land Size: 302 sqm approx

Account - Barry Plant | P: (03) 9431 1243



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